

COMMUNITY ASSESSMENT: TECHNICAL APPENDIX

INTRODUCTION

The City decided to undertake the Comprehensive Plan in coordination with its **Transportation Master Plan** and the **Green Plan**. The City contracted a team of consultants to facilitate these efforts. This approach will allow the respective master plans to inform each other and unify planning efforts. It will also maximize citizen involvement through the year of planning.

This Technical Appendix contains supporting information for the Executive Summary of the Community Assessment.

Review Process

Prior to the development of a Community Agenda, the Department of Community Affairs (DCA) requires that the local jurisdictions transmit the Participation Plan along with a Community Assessment for review. The Atlanta Regional Commission (ARC) is the regional arm of DCA that reviews these two documents to determine whether or not they are complete; upon this verification, ARC in turn transmits these documents to DCA. DCA conducts a report of findings and recommendation, and ARC issues the local government a final report that includes DCA's comments.

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1. POPULATION

Methodological Introduction

Because Johns Creek is a new city, there does not exist years of data organized by City boundary; sources rely upon the 2000 Census data organized by “block” as the base data from which to derive City estimates. Different methods, however, will yield slightly different numbers. For example, the City’s GIS department established the population of the city from block group data by looking at the housing units within the city limits. This population count was finalized at 60,532. The US Census Bureau official statement records the 2000 population of Johns Creek as 61,243. This is a difference of 711 persons, or approximately 1% of the Johns Creek population.

The City of Johns Creek Comprehensive Plan establishes the **2000 base figure of 60,343**; this figure is also derived from the raw Census Block data. To following section explains the source and rationale behind this figure.

While block-level data yields basic population and household information, the type of information available from the Census Bureau at this level is limited, and does not include many of the indicators for the City that help describe its characteristics and planning needs. Therefore, a data set generated by ESRI-Business Analyst (ESRI is the geographic information company that produces ArcGIS), using additional source such as permit data, zip code data, and Info USA market data (a massive, research collection source recognized nation wide) was used for the majority of the characteristics reported herein. The justification was two-fold: (1) it ensures that data is confined to the City boundary and therefore more accurately depicts City dynamics, and (2) relying upon one source for a wide range of data maintains internal consistency for both current estimates, forecasting and a host of other data (housing, income, labor force, etc).

Estimates and forecasts were compared to numbers generated by the Atlanta Regional Commission (ARC) to verify accuracy and compatibility with regional trend analysis.

Total Population

Analyzing the 2000 Census data suggests that the count for the population within what is currently the City of Johns Creek was 60,343. An estimated **70,050 people** live in the City today.

Table 1.1

Population and Households: 2000 - 2012					
	2000 Census	2007	2012	2007 - 2012	
				Change	Annual Rate
Population	60,343	70,050	77,213	7,163	1.97%
Households	20,115	23,013	25,265	2,252	1.88%
Ave Household Size	3.00	3.04	3.05	0.01	0.07%
Families	16,738	18,740	20,233	1,493	1.54%
Ave Family Size	3.32	3.40	3.43	0.03	0.18%

Source: ESRI forecast; 2000 Census Block

Population Trends and Growth Rate Comparison

The Table below compares key indicators for the area that is now Johns Creek boundary from 1990 to 2000; the population increased nearly 13% annually during the ten year time period. The table below also shows that the number of households grew by just over 12% annually, and the average annual income growth was 3.4%. Detailed income and household data are provided in another section of the Appendix.

The numbers below indicate that between 1990 and 2000, the population within the Johns Creek City boundary grew by 232%.

Table 1.2

Population and Household Comparison: 1990 - 2000			
	1990	Census 2000	1990-2000
	Number	Number	Annual Rate
Total Population	18,152	60,343	12.76%
Total Households	6,283	20,115	12.34%
Average Household Size	2.89	3.00	0.37%
Total Families	5,440	16,738	11.89%
Average Family Size	3.11	3.32	0.66%
Per Capita Income	\$31,024	\$44,378	3.64%
Total Housing Units	6,810	20,698	11.76%

Source: ESRI

This growth rate was even higher than the overall North Fulton planning area, which was the fastest growing sub-area in the County during the same decade, with a 167% population increase.

The County has had an extraordinary growth explosion over a 25 year period; it reports a population increase of 638% between 1980 and 2005. The long range forecast for unincorporated Fulton County, which at the time included the now extant cities of Milton and Johns Creek, anticipated the area to grow by approximately 44% between 2005 and 2025.

Future Projections

The City's projections suggest a more moderate growth rate of 34% between 2007 and 2025. Using the growth rate generated by the 2007-2012 analysis (average annual rate of 1.97%), population forecasts through 2030 were prepared with an assumption that after 2012, annual growth rates would decrease slightly each year (0.10%) until 2020. From 2020 to 2030, a constant yearly growth rate of 1% was applied. The assumption for continued growth, but at a slower rate, is explained in the next section about the regional context.

The following table projects future growth for the City of Johns Creek to the year 2030.

Table 1.3

Population and Forecast: 2000 - 2030					
2000 (Census)	2007	2012	2020	2025	2030
60,343	70,050	77,213	85,372	89,727	94,304

Source: ESRI Census Block and forecast to 2012; Pond & Company to 2030

Various factors constrain this likely "build-out" population, however, such as available land for new development, existing city boundaries, policies regulating housing potential and the management of future annexation requests from any properties adjacent to the City boundary. According to the 2006 Existing Land Use Map, approximately 2,000 "vacant" acres and 3,000 "forested" acres of land remain in the City. Depending upon City policies, this land might or might not be available for development.

The City forecast indicates continued growth, but at a declining rate. Without historical permit data specifically for the City boundary, an historical trend for new residential units cannot be generated with confidence. However, ARC prepares a forecast based upon Traffic Analysis Zones (TAZ); an analysis of the TAZ data for the City of Johns Creek City shows a comparable 2030 forecast (89,967).

Regional and State Context

Between 1990 and 2000, the Metro-Region population grew 3% annually, on average. Since 2000, the 10-county Atlanta region has averaged almost 86,000 net new residents each year, or 2.3% annually. This is a slight slowing of the rate of change. In 2006, the 10-county Atlanta region added 104,000 people to reach a total population of 4,029,400 million. Fulton County led the region's growth that year, followed by Gwinnett. Fulton remains the region's largest county with an estimated population of 933,600. After averaging 14,521 new residents each year in the 1990s, Fulton has surpassed that growth pace this decade, averaging 16,800 new residents each year since 2000.

Table 1.4 Fulton County Population and Forecast: 1980- 2025

Area	1980	1990	2000	2005	2010	2015	2020	2025
Cities: (Only the Fulton County portions are shown here, the remainders are at the bottom)								
Alpharetta	3,128	13,002	34,854	37,132	42,120	44,027	45,509	47,194
Atlanta (1.)	387,739	357,704	386,699	447,245	462,908	505,054	542,985	582,678
College Park (2.)	21,143	17,337	18,810	18,968	20,797	21,937	22,871	23,622
East Point	37,486	34,697	39,595	38,653	44,704	47,579	50,021	52,763
Fairburn	3,466	4,878	5,464	8,561	9,075	11,038	12,926	14,831
Hapeville	6,166	5,483	6,180	6,175	6,849	7,441	7,970	8,490
Mountain Park (3.)	376	242	496	500	606	642	672	687
Palmetto (4.)	1,941	2,652	3,073	4,225	4,492	5,661	6,529	7,396
Roswell	23,337	53,743	79,334	82,912	90,587	94,911	98,325	101,274
Union City	4,780	10,210	11,621	15,250	15,264	17,008	18,620	20,003
City Total	489,585	499,808	586,126	659,621	696,643	755,367	807,366	859,997
Unincorporated Planning Areas:								
North Fulton	12,859	34,152	91,400	93,192	100,300	106,553	111,850	117,211
Sandy Springs	46,877	68,243	85,835	86,698	92,529	97,546	101,678	105,861
SW Fulton	8,863	10,210	11,300	12,851	15,152	17,368	19,446	21,541
South Fulton	31,720	36,538	41,345	52,439	66,639	80,611	94,000	107,489
Unincorporated Fulton Total	100,319	149,143	229,880	245,180	274,620	302,078	326,975	352,103

Source: Fulton County, Focus Fulton 2025

Statewide, Georgia saw its resident population increase 26% between 1990 and 2000, and this figure made it the fastest growth of any decade this century (Office of Planning and Budget, 2005). Between 2000 and 2004, Georgia's average annual population increase was about 2% each year. The City's neighboring jurisdiction to the north, Forsyth County, has topped the state list of fastest growing counties, but its rate of new households also slowed during 2007.

Age Distribution

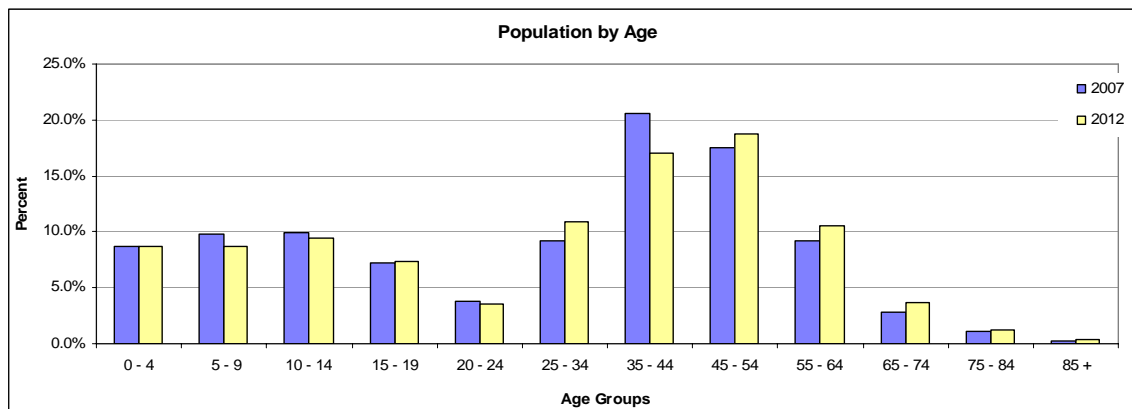
Age Groups and Future Projections by cohort

Table 1.5

Population by Age Cohort: 2000 - 2012						
	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,342	8.9%	6,072	8.7%	6,729	8.7%
5 - 9	6,178	10.2%	6,833	9.8%	6,710	8.7%
10 - 14	5,823	9.6%	6,953	9.9%	7,220	9.4%
15 - 19	3,762	6.2%	5,023	7.2%	5,602	7.3%
20 - 24	1,572	2.6%	2,669	3.8%	2,799	3.6%
25 - 34	7,604	12.6%	6,471	9.2%	8,378	10.9%
35 - 44	14,410	23.9%	14,421	20.6%	13,147	17.0%
45 - 54	9,651	16.0%	12,240	17.5%	14,415	18.7%
55 - 64	3,730	6.2%	6,427	9.2%	8,144	10.5%
65 - 74	1,521	2.5%	1,965	2.8%	2,849	3.7%
75 - 84	602	1.0%	769	1.1%	948	1.2%
85+	152	0.3%	206	0.3%	273	0.4%
Total:	60,347		70,049		77,214	

Source: ESRI forecast;
Census block

Shown graphically below, the Johns Creek population clusters between 35 and 55 years of age.



Population Trends and Implications

The data shows that Johns Creek has a large percentage of children and teenagers; in 2007, those aged 19 years old and younger comprise 35.5% of the total population. The City has a slightly greater proportion of children than the City of Roswell (24%) or the North Fulton planning area as a whole (26%). Half of the City's residents are over the age of 35.

In 2000, the 65 and older cohort in Johns Creek comprised just 3.8% of the population, totaling 2,275 people; this was a small proportion compared to the City of Roswell (8.7%), and North Fulton County (7.6%).

By 2012, those who will be 55 years and older will comprise 16% of the total population, or 12,214 people. Unlike national and even regional trends, the age distribution is such that this population will remain a small cohort, relative to the other age groups even in the future.

In the Atlanta Region, the older adult population has grown over the last decade at a rate slightly higher than the general population. Between 1990 and 2000, the 65+ population in the region increased by 30%. ARC forecasts that the older adult population will double between 2000 and 2015, and that by 2030, one in five residents will be over the age of 60.

For the City of Johns Creek, the main population issues involve amenities and employment centers for the young families that constitute the bulk of the City, as well as the potential to lose older residents in "empty nester" years if housing choices do not expand to meet changing needs through the life-cycle. Aging-in-place policies might be considered for discussion in the near future to address this potential.

Race and Ethnicity

Racial and Ethnic Composition and Comparisons

The table below presents race and Hispanic origin information for the City of Johns Creek. The Hispanic population is not considered a race in Census tabulations; therefore the numbers are reported as a separate category. The table below depicts slow change in the range of diversity the City enjoys.

Table 1.6

Race and Ethnicity						
	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
White Alone	49,178	81.5%	51,726	73.8%	52,805	68.4%
Black Alone	3,269	5.4%	6,191	8.8%	8,605	11.1%
American Indian Alone	70	0.1%	79	0.1%	90	0.1%
Asian Alone	6,356	10.5%	9,571	13.7%	12,283	15.9%
Pacific Islander Alone	14	0.0%	26	0.0%	38	0.0%
Some Other Race Alone	505	0.8%	945	1.3%	1,413	1.8%
Two or More Races	952	1.6%	1,511	2.2%	1,979	2.6%
Total:	60,344	100	70,049	100	77,213	100
Hispanic Origin (Any Race)	1,819	3.0%	3,133	4.5%	4,387	5.7%

Source: ESRI forecast; Census block

Comparatively, Johns Creek demonstrates less diversity than its neighboring cities of Alpharetta and Roswell, where minority populations comprise 16% and 23% of the total population, respectively. The City does, however, share nearly the same profile as the North Fulton planning area as a whole, as indicated by the following table.

Table 1.7

North Fulton Planning Area Race and Hispanic Population: 2000	
Race	% of North Fulton Population
White	83.30%
African American	5.33%
Am. Indian, Eskimo & Aleut	0.11%
Asian/Pacific Islander	8.57%
Hispanic (any race)	3.46%

Source: 2025 Focus Fulton

Future Projections

Between the present day and 2030, the majority population that is white will decline in all cities. The 2012 projections indicate that approximately one-third of the City of Johns Creek will be Asian, African American, and other racial background; nearly 6% will be Hispanic origin.

Trends and Implications

The City remains a relatively homogenous community; this will change over time, and the slow pace of change offers an opportunity for the entire City to plan for and accommodate the benefits of diversity. The Hispanic and African American community will likely double by 2012, these groups will comprise about 17% of the City population while the Asian population alone will reach about 16% by 2012.

In 2005, the Hispanic population in Fulton stood at 6.76% (60,474 people). Since Fulton County is still far below the national average of 12.55% Hispanic, it is expected that their share of the population will increase faster than the increases projected for the nation; by 2025 this could grow to 163,133 or 13.4% of population. This will be monitored and adjusted as American Community Survey data shows divergence from the forecasts. The impact on the Fulton County is an increasing task of educating non-English speakers.

Already the children of recent Hispanic immigrants are learning English, and educational programs (including adult education) are focusing on English as a second language. Fulton County schools shoulder the greatest responsibility for these efforts.

Education

The City of Johns Creek has a well educated population – in 2000, approximately 22% earned Masters or Doctorate degrees, and 44% held Bachelor degrees. These proportions are much greater than the Atlanta region as whole, where 12% of the population has Masters or higher degree and 23% hold a Bachelors degree (American Community Survey, 2003).

The following table compares 1990 and 2000 educational attainment for Johns Creek residents 25 years and older.

Table 1.8

Population 25+ by Educational Attainment				
	1990		2000	
Total	11,810	100.0%	37,678	100.0%
Less than 9th Grade	148	1.3%	363	1.0%
9th - 12th Grade, No Diploma	235	2.0%	496	1.3%
High School Graduate	1,508	12.8%	3,613	9.6%
Some College, No Degree	2,459	20.8%	6,302	16.7%
Associate Degree	766	6.5%	2,032	5.4%
Bachelor's Degree	4,922	41.7%	16,611	44.1%
Master's/Professional/Doctorate Degree	1,772	15.0%	8,261	21.9%

Source: ESRI from Census Block

Income

According to every economic indicator, the area now delineated by the City of Johns Creek boundary was in better shape in 2000 than in 1990. This economic growth has not been true for all of Fulton County cities, however, as a handful of Cities saw slight decline in the past decade.

Summary of Income Measures

Table 1.9

Income Measures: 2000 - 2012			
Income Measure	2000	2007	2012
Median Household Income	\$105,015	\$150,592	\$193,154
Average Household Income	\$133,009	\$201,494	\$272,038
Per Capita Income	\$44,378	\$65,994	\$88,733

Source: ESRI forecast; Census block

Median Household Income

Median household income within the boundaries of **Johns Creek in 2000 was \$105,015**, and is substantially greater than that of the Atlanta region or the state of Georgia.

Table 1.10

Region and State Median Income: 1989 and 1999			
	1989	1999 (adjusted)	% Change 1989-1999
Atlanta MSA	\$36,051	\$39,453	9.44%
Georgia	\$29,021	\$32,227	11.05%

Source: 1990 Census (SF3) and 2000 Census (SF3). Incomes adjusted to use 1989 as a base year.

In **2007, \$150,592** is the estimated Johns Creek median income. This represents a 43% increase since 2000. This compares to the Atlanta region, where per household median income reached \$74,720 in 2006 (American Community Survey, 2006).

Per Capita Income

The 2007 per capita income for the City of Johns Creek is estimated as **\$65,994**. The per capita income of the Johns Creek area population grew nearly 4% between 1990 and 2000, when it reached \$44,378.

This contrasts with the Atlanta metropolitan region as a whole, where per capita income declined sharply between 1990 and 2000. Still, Metro Atlanta per capita personal income exceeds the state's average. In 2004, this translated to \$33,838 per capita income in Atlanta compared to the state average of \$29,782 (Selig Center 2007).

Income Distribution

As shown in the table below, the majority of Johns Creek households earn \$75,000 and above. The 2000 Census reported 70% of households in this income category; a trends analysis estimates that this proportion will increase to 83% in 2007. This concentration of high income households is not common throughout the metropolitan Atlanta region. According to the Focus Fulton Comprehensive Plan, Fulton County has much higher percentage shares of households in the income categories over \$100,000 than Georgia and the US. North Fulton household income is significantly higher than other planning areas. In North Fulton, 66% of the households earned more than \$75,000 a year in 1999.

Table 1.11

Households by Income: 2000 - 2012						
	Census 2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
HH Income Base	20,064	100.0%	23,013	100.0%	25,265	100.0%
<\$10,000	353	1.8%	308	1.3%	244	1.0%
\$10,000 - \$14,999	202	1.0%	135	0.6%	155	0.6%
\$15,000 - \$19,999	162	0.8%	162	0.7%	122	0.5%
\$20,000 - \$24,999	223	1.1%	154	0.7%	138	0.5%
\$25,000 - \$29,999	287	1.4%	152	0.7%	138	0.5%
\$30,000 - \$34,999	397	2.0%	180	0.8%	142	0.6%
\$35,000 - \$39,999	403	2.0%	215	0.9%	131	0.5%
\$40,000 - \$44,999	401	2.0%	308	1.3%	160	0.6%
\$45,000 - \$49,999	514	2.6%	308	1.3%	188	0.7%
\$50,000 - \$59,999	1,169	5.8%	700	3.0%	530	2.1%
\$60,000 - \$74,999	1,816	9.1%	1,304	5.7%	924	3.7%
\$75,000 - \$99,999	3,293	16.4%	2,506	10.9%	2,087	8.3%
\$100,000 - \$124,999	3,240	16.1%	2,400	10.4%	2,099	8.3%
\$125,000 - \$149,999	1,994	9.9%	2,591	11.3%	2,074	8.2%
\$150,000 - \$199,999	2,404	12.0%	4,753	20.7%	3,919	15.5%
\$200,000 - \$249,999	3,206	16.0%	2,090	9.1%	4,520	17.9%
\$250,000 - \$499,999	N/A		3,319	14.4%	4,769	18.9%
\$500,000 +	N/A		1,428	6.2%	2,925	11.6%

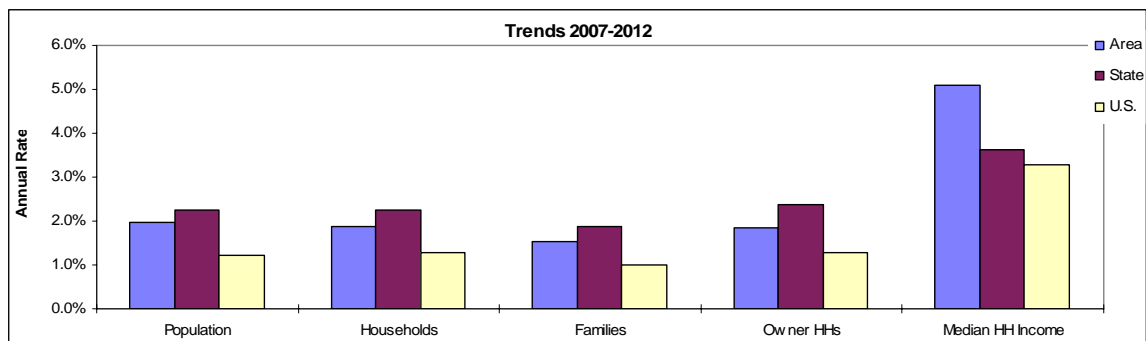
Source: ESRI

Regional Context

In general, the Metro-Atlanta region is a young, well paid region, although what the City of Johns Creek demonstrates is that the wealth is not evenly distributed geographically. The ARC reports that the metro region's per capita income increased by 5.1 percent between 2000 and 2005; however the ARC also notes that this growth lags behind other metro areas. When comparing Atlanta to the other most populous metro areas, Atlanta's per capita income growth from 2000 to 2005 is almost half of Dallas's growth rate, the next lowest. One explanation for stagnating income growth is the loss of high paying jobs in metro Atlanta between 2001 and 2005. On average, jobs that metro Atlanta has added since 2001 pay almost \$1,800 less per month than the jobs that were lost.

The slower rates of increase may not feel so painful to the region's residents, because, according to national studies, the Metro Atlanta region is the third lowest cost of living among the 10 most populated metro areas; the region has the fifth-lowest cost of living among the 10 fastest growing metro areas with a population larger than one million.

The graph below highlights that Johns Creek's (identified as "Area" in graph) annual rates of growth across several indicators are slightly slower than the State averages, *except* in the area of Household Income.



Source: ESRI

Poverty

According to 2000 Census data, an extraordinarily low percentage – just 2% – of all Johns Creek residents live below the poverty level¹. It's important to note that many people in poverty actually do earn income (a family of four earning \$20,000 classifies as poverty level). To put in context, in 2005 when the minimum wage was \$5.15 per hour, two adults working 40 hours a week for every week of the year at minimum-wage jobs had a total annual income of only \$21,424; this was less than half of the national median family income. In 2007, 154 people in Johns Creek fell in the \$20 – 25,000 income bracket.

The City's poverty rate remains lower than the rate of the Atlanta region (9%) and much lower than the rate of the state of Georgia (13%), for the same time period. Many cities recorded increases in the percentage of residents living in poverty between 1989 and 1999.

The table below shows how income is distributed across Johns Creek area residents. It shows that of the 2% in poverty, most are adults, not children.

¹ The Census uses a multi-factor matrix to establish poverty threshold for individuals based on family size and type; the Census Bureau refines it each year based on inflation and a variety of other variables. For a reference example, in December 2006, the poverty threshold for a four-member family with two children was \$20,393.

Table 1.12

Income and Poverty Level	
Population for whom poverty status is determined: Total	100%
Income in 1999 below poverty level	2%
Under 5 years	7%
5 years	3%
6 to 11 years	11%
12 to 17 years	11%
18 to 64 years	62%
65 to 74 years	2%
75 years and over	4%
Income in 1999 at or above poverty level	98%
Under 5 years	9%
5 years	2%
6 to 11 years	12%
12 to 17 years	10%
18 to 64 years	62%
65 to 74 years	2%
75 years and over	1%

Source: U.S. Census Bureau, Block Group by Pond & Company

2. ECONOMIC DEVELOPMENT

Economic Base

The percentage of employment by industry is calculated by the number of Johns Creek residents employed in an industry versus the total civilian employed population. Johns Creek's residents are employed in a wide range of industries, so the City is not dependent on one particular industry.

Table 2.1

Business and Employment by NAICS: 2007				
	BUSINESSES		EMPLOYEES	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing and Hunting	2	0.1%	2	0.0%
Mining	0	0.0%	0	0.0%
Utilities	1	0.1%	3	0.0%
Construction	114	6.0%	349	1.7%
Manufacturing	43	2.3%	1,641	7.8%
Wholesale Trade	72	3.8%	263	1.3%
Retail Trade	262	13.8%	2,452	11.7%
Motor Vehicle and Parts Dealers	8	0.4%	29	0.1%
Furniture and Home Furnishings Stores	24	1.3%	92	0.4%
Electronics and Appliance Stores	44	2.3%	138	0.7%
Building Material and Garden Equipment and Supplies Dealers	13	0.7%	274	1.3%
Food and Beverage Stores	24	1.3%	1,173	5.6%
Health and Personal Care Stores	20	1.1%	123	0.6%
Gasoline Stations	6	0.3%	42	0.2%
Clothing and Clothing Accessories Stores	44	2.3%	96	0.5%
Sporting Goods, Hobby, Book, and Music Stores	21	1.1%	61	0.3%
General Merchandise Stores	12	0.6%	271	1.3%
Miscellaneous Store Retailers	41	2.2%	142	0.7%
Nonstore Retailers	6	0.3%	12	0.1%
Transportation and Warehousing	12	0.6%	55	0.3%
Information	64	3.4%	287	1.4%
Finance and Insurance	139	7.3%	2,914	13.9%
Central Bank; Credit Intermediation and Related Activities	65	3.4%	287	1.4%
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	35	1.8%	76	0.4%
Insurance Carriers and Related Activities; Funds, Trusts, and Other Financial Vehicles	39	2.1%	2,551	12.2%
Real Estate and Rental and Leasing	88	4.6%	470	2.2%
Professional, Scientific, and Technical Services	278	14.6%	2,128	10.1%
Legal Services	23	1.2%	58	0.3%
Management of Companies and Enterprises	5	0.3%	46	0.2%
Administrative and Support and Waste Management and Remediation Services	96	5.0%	258	1.2%
Educational Services	69	3.6%	2,077	9.9%
Health Care and Social Assistance	129	6.8%	910	4.3%
Arts, Entertainment, and Recreation	51	2.7%	1,116	5.3%
Accommodation and Food Services	126	6.6%	2,216	10.6%
Accommodation	5	0.3%	113	0.5%
Food Services and Drinking Places	120	6.3%	2,104	10.0%
Other Services (except Public Administration)	185	9.7%	3,721	17.7%
Automotive Repair and Maintenance	13	0.7%	54	0.3%
Public Administration	5	0.3%	36	0.2%
Unclassified Establishments	161	8.5%	30	0.1%
Totals	1,901	99.9%	20,972	100.0%

Source: ESRI-BAO, 2007

The preceding table shows that the largest concentrations of employment fall within financial, insurance and professional industries (13.9%, 12.2% and 10.1%, respectively). Other, non-food and non-public administration services is the single largest category employing 17.7% of all employees in the City. Retail industries provide 11.7% of all employment.

Major Employers

In 2007, there are approximately 1,900 businesses in the City of Johns Creek (ESRI). The following list identifies major employers in the City that employ between 200 and 2,000 employees.

- Ciba Vision
- Fulton County Board of Education
- Atlanta Casualty Group, Inc and Company
- Kroger Co.
- Emory Johns Creek/HCA
- Federated Systems Group
- Thomson U.S., Inc.
- World Financial Group, Inc.
- QS America, LLC
- Publix
- Nordson Corporation
- F.A.T.S.
- Glenayre Technologies, Inc
- Novartis Ophthalmics, Inc
- Perimeter Church, Inc
- Wal-Mart Stores
- Home Depot U.S.A., Inc

Labor Force

Employment Status

According to 2000 census data, around 70% of the population over the age of 16 years old participates in the labor force.

Table 2.2

Employment Status (16 +): 2000	
Total 16 and older population	41,946
In Labor Force	71.4%
<i>Civilian Employed</i>	69.5%
<i>Civilian Unemployed</i>	1.8%
<i>In Armed Forces</i>	0.1%
Not in Labor Force	28.6%

Source: ESRI, Census

Unemployment

Fulton County's unemployment rate of 3.7% in 2000 was equivalent to the state average of 3.7%, and lower than the national rate of 4.0%.

Table 2.3 Unemployment Rates by Geographic Area

Government	1994	1995	1996	1997	1998	1999	2000	2003	2004	2005*
US	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	6.3%	5.6%	5.2%
Georgia	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%	5.4%	4.6%	5.0%
Fulton	5.8%	5.4%	5.0%	4.6%	4.1%	3.9%	3.7%	6.7%	5.5%	5.6%
Dekalb	5.4%	4.9%	4.4%	4.5%	4.1%	3.9%	3.6%	6.5%	5.5%	5.5%
Cobb	4.2%	3.6%	3.0%	3.0%	2.7%	2.6%	2.5%	4.7%	4.1%	4.3%
Clayton	5.6%	5.1%	4.5%	4.1%	3.8%	3.5%	3.6%	6.9%	5.8%	5.8%
Gwinnett	3.7%	3.2%	2.8%	2.6%	2.5%	2.4%	2.3%	4.6%	3.6%	4.2%
Rockdale	3.8%	3.4%	3.1%	3.2%	2.9%	2.5%	2.6%	5.0%	4.4%	5.3%
Henry	3.7%	3.4%	2.8%	2.6%	2.3%	2.0%	2.1%	4.9%	4.3%	4.5%
Douglas	4.0%	3.6%	3.2%	3.1%	3.0%	2.9%	2.7%	5.3%	4.7%	5.0%
Cherokee	3.4%	3.5%	2.6%	2.4%	2.2%	2.0%	2.0%	4.6%	3.7%	3.8%
Fayette	2.9%	2.6%	2.3%	2.3%	2.3%	1.8%	1.9%	3.5%	2.9%	3.9%

Source: Georgia Department of Labor *As of March 2005

Employment by Occupation

Nearly 90% of all employed Johns Creek residents are white collar professionals. Of these, nearly half are in management positions.

Table 2.4

2007 Employed Population 16+ by Occupation	
<i>Total</i>	<i>33,640</i>
White Collar	88.2%
Management/Business/Financial	36.3%
Professional	27.4%
Sales	16.7%
Administrative Support	7.8%
Services	7.2%
Blue Collar	4.5%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	1.3%
Installation/Maintenance/Repair	0.9%
Production	1.0%
Transportation/Material Moving	1.3%

Source: ESRI, Census

Commuting Patterns

As a suburban area, Johns Creek's transportation system is heavily reliant on the personal car. More than 80% of Johns Creek residents drove alone to work in 2000, with most of the remainder carpooling. Despite worsening traffic conditions in the Atlanta region, the personal car continues to dominate as the preferred method of commute.

Table 2.5

2000 Workers 16+ by Means of Transportation to Work	
Total	28,854
Drove Alone - Car, Truck, or Van	83.5%
Carpooled - Car, Truck, or Van	7.3%
Public Transportation	0.8%
Walked	0.4%
Other Means	0.8%
Worked at Home	7.1%

Source: ESRI, Census

Of all Johns Creek commuters, 12% travel an hour or more to their place of work. The average travel time was about 35 minutes. In 2005, the mean travel time to work in metropolitan Fulton County was 25 minutes, which is slightly less than the State of Georgia average of 27 minutes and equivalent to the U.S. average of 25 minutes.

Table 2.6

2000 Workers 16+ by Travel Time to Work	
Total	28,851
Did not Work at Home	92.9%
Less than 5 minutes	1.2%
5 to 9 minutes	4.0%
10 to 19 minutes	19.3%
20 to 24 minutes	12.0%
25 to 34 minutes	21.3%
35 to 44 minutes	10.5%
45 to 59 minutes	13.1%
60 to 89 minutes	8.7%
90 or more minutes	2.8%
Worked at Home	7.1%
Average Travel Time to Work (in min)	33.5

Source: ESRI

Economic Trends

Sector Trends

Employment sectors in Johns Creek generally follow trends of the Atlanta region as a whole. In terms of percentage of jobs, almost 50% of residents are employed in services, followed by Retail and FIRE. ARC employment forecasts show continued, robust growth in employment through the 2030 planning period.

Table 2.7

2007 Employed Population 16+ by Industry	
Total	33,642
Agriculture/Mining	0.1%
Construction	4.0%
Manufacturing	8.8%
Wholesale Trade	4.7%
Retail Trade	11.9%
Transportation/Utilities	3.7%
Information	6.8%
Finance/Insurance/Real Estate	11.7%
Services	46.7%
Public Administration	1.5%

Source: Business data provided by InfoUSA, Omaha NE Copyright 2007, all rights reserved. ESRI forecasts for 2007.

Regional and State Context

In Georgia, trade and government account for the greatest percentage of non-farm jobs (approximately 16% each). Professional and business services and manufacturing follow with 13.4 percent and 11.2 percent, respectively. Following national trends, the number of jobs in manufacturing fell between 2003 and 2005; the information industry also lost ground during this time period dropping nearly 6%. Professional and business services, education and health services, construction, and leisure and hospitality gained between 9 percent (professional and business services) and 6.7 percent (leisure and hospitality). The trade and government sectors also added jobs. (Selig Center 2007).

Fulton County and the Atlanta Region are expected to continue to grow, although the types of industry jobs are changing. The shift in the information industry hit the Metro-Atlanta region hard. According to ARC Between 2002 and 2005, the region lost approximately 14,000 jobs in the Information sector. When the region began to rebound after 2003, jobs gained were primarily in the lower-wage sectors.

Economic Development Resources

Agencies

1. Johns Creek Chamber of Commerce <http://johnscreekchamberofcommerce.com/>

The mission of the Johns Creek Chamber of Commerce is to advance the economic, civic, educational, and cultural growth of Johns Creek, to enhance the quality of life in the community; address social issues; and to foster continuous improvements of Johns Creek as a place in which to live, work, and enjoy a healthy quality of life. To accomplish its mission, the Johns Creek Chamber of Commerce will:

- Promote the quality of life through economic, cultural, and civic participation,
- Bring quality business and leadership to the forefront,

- Provide a voice to business and the community on issues affecting economic and sustainable development, and
 - Support business leaders with resources, dialogue and a forum to grow their business through community leadership.
2. **Local Business Associations**
Business owners form organizations to act in their common interests to maintain and enhance the economic health of an area. Organizations in Johns Creek include the Johns Creek Business Association. The Johns Creek Business Association is a non-profit organization of businesses doing business in and around Johns Creek, Georgia. More information about the association, including member businesses, may be found on the website at <http://www.johnscreekba.com/>.
 3. **Greater North Fulton Chamber of Commerce**
The mission of the Greater North Fulton Chamber of Commerce is to promote and maintain a positive environment in which both the new and existing businesses can thrive. The GNFCC is a proactive non-profit business advocacy and community development organization. GNFCC fosters strong business-to-government relations, aggressively supports infrastructure improvements, and provides opportunities for businesses to strengthen their position in the community. In a leadership role, the GNFCC is able to provide one voice for all local businesses to influence decision-makers, recommend legislation, and protect the resources that make North Fulton a popular place to live. More information is available at <http://www.gnfcc.com/>.
 4. **Fulton County Economic Development Department**
Markets and promotes Fulton County through comprehensive programs designed to promote the location of new and expanding business. Marketing, Financial Services and Business Services are the three divisions of the Economic Development Department. The services provided are designed to encourage residential, commercial and industrial growth in Fulton County, thereby creating jobs and expanding the tax base.
 5. **The Metro Atlanta Chamber of Commerce**
Provides numerous economic development services in the Atlanta Region. Over the past several years, the Metro Chamber has formed public/private initiatives that address regional issues such as transportation, water resources and growth. Their work has led to the formation of the Georgia Regional Transportation Alliance and the North Georgia Water Quality Resource. More recently, the Metro Growth Quality Task Force studied population growth, housing, land use and transportation.

Education and Training Resources

There is a range of training opportunities available in Fulton County. The following agencies educate and train Fulton County's workforce:

1. **Private Assistance:** There are many social service agencies which provide job training and job finding assistance to people as well as help in taking their GED.

2. Atlanta Regional Workforce Board: The Atlanta Regional Commission coordinates the local regional workforce board which provides job training and job seeking resources to Atlanta Region residents, including Fulton County residents.
3. Vocational and Technical Schools: Numerous vocation and technical schools in the Metro Atlanta area, such as Atlanta Area Tech, teach students skills in the areas of computers; nursing and medical assistance; legal; business and office administration; massage; skin, nail and hair care; court reporting; broadcasting; aviation maintenance; truck driving; carpentry; writing; photography; art; graphic design; fashion design; modeling; merchandising; construction; real estate; psychology; foreign languages; accounting; culinary arts; appliance repair; bartending; and circus arts.
4. Fulton County Human Services Department: The Fulton County Workforce Preparation Employment Service offers a variety of services through four "one-stop" career centers and 22 electronic access network sites strategically located throughout Fulton County. Employment and training services, as well as associated supportive services are provided to area youth, adults and dislocated workers. Through these facilities, and in collaboration with numerous state and local agencies and organizations, employers and job seekers alike have access to free individualized services that link current labor market and financial information, employment readiness, skill upgrade and support services to a single unified system.
5. Electronic Access Network: The Georgia Department of Labor has developed an automated system that supports the delivery of Workforce Investment Act (WIA) services and meets WIA reporting and performance accountability requirements. These automated systems are part of Georgia's One Stop Career Network and are known in Fulton County as the Electronic Access Network Sites. Services provided include Outreach and Recruitment Assistance, Labor Market Information, Unemployment Insurance Information, Hiring Incentive Information, Tax Credit Information, Job Ready Candidates for Vacancies, Job Training Resources, Space for Interviewing Candidates, Rapid Response Information, Training Information
6. Youth Services: The Youth Services Program (provided by the Human Services Department) is designed to provide assistance to youth in obtaining vocational training and unsubsidized employment. The program targets in-school, out of school and at-risk youth. These services are provided through collaborations with existing providers. Where gaps in service exist, services are purchased through community providers.

In addition to County programs, there are also some state programs that provide job training services for qualified businesses. Georgia's QuickStart program offers businesses job training opportunities for their employees free of charge. The program is one of the state's key assets for supporting new and expanding industries. Quick Start delivers training in classrooms, mobile labs or directly on the plant floor, wherever it works best for a company. To ensure that all economic development personnel are prepared with the latest skills and strategies for workforce training, Quick Start also administers an

ongoing program for professional development, the [Certified Economic Developer Trainer](#) program. Regional Headquarters serving the Atlanta region are located in midtown Atlanta.

3. HOUSING

Housing Types & Mix

Johns Creek housing is characterized predominately by single family, detached homes (85%). Only 600 housing units in 2000 were an attached housing type. The dominance of single family homes in the City is a trend common throughout North Fulton County, which was relatively undeveloped prior to rapid suburbanization in the late 1980s and throughout the 1990s.

Table 3.1

Census 2000 Housing Units by Units in Structure and Occupancy				
	Housing Units		Occupied Units	
	Number	Percent	Number	Percent
Total	20,694	100.0%	20,061	100.0%
1, Detached	17,683	85.4%	17,401	86.7%
1, Attached	590	2.9%	577	2.9%
2	9	0.0%	9	0.0%
3 to 4	131	0.6%	131	0.7%
5 to 9	725	3.5%	668	3.3%
10 to 19	923	4.5%	806	4.0%
20 to 49	323	1.6%	240	1.2%
50 or More	261	1.3%	200	1.0%
Mobile Home	49	0.2%	29	0.1%
Other	0	0.0%	0	0.0%

Source: ESRI (Census 2000)

Recent Development

Since Johns Creek's incorporation, there has been a significant amount of development activity within the City. There have been a variety of developments approved, from new single family homes and condos to commercial developments. According to permitting records furnished by the City, there were approximately 600 new housing permits issued from November 2006 through November 2007; 500 of these permits were for detached single family homes, with approximately 100 for single family attached homes or condominiums.

Condition and Occupancy

In Johns Creek, most housing units are owned by their occupants as shown by the table below. In 2000, approximately 12% of all occupied units were rented and this trend is expected to continue through the next five years. Residential vacancy rates hovered around 3% and continue to do so. Of these vacancies in 2000, about one-third were rental units.

Table 3.2

Housing Units by Occupancy Status and Tenure						
	Census 2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	20,746	100.0%	23,960	100.0%	26,536	100.0%
Occupied	20,115	97.0%	23,013	96.0%	25,265	95.2%
Owner	17,599	84.8%	20,202	84.3%	22,135	83.4%
Renter	2,516	12.1%	2,811	11.7%	3,130	11.8%
Vacant	631	3.0%	947	4.0%	1,271	4.8%

Source: ESRI (Census 2000)

The majority of vacant housing units in Johns Creek in 2000 were for sale or rent, while only about 13% were unoccupied despite being sold or rented. It is interesting to note that 10% of the vacant units are used for seasonal or occasional use.

Table 3.3

Census 2000 Vacant Housing Units by Status		
	Number	Percent
Total	631	100.0%
For Rent	215	34.1%
For Sale Only	204	32.3%
Rented/Sold, Unoccupied	83	13.2%
Seasonal/Recreational/Occasional Use	63	10.0%
For Migrant Workers	0	0.0%
Other Vacant	66	10.5%

Source: ESRI (Census 2000)

The bulk of housing in North Fulton, including Johns Creek, was built since 1990. Nearly 70% of all housing stock was built from 1990-2000, with another 24% built from 1980-1990. The housing in North Fulton and Johns Creek is very new compared to Fulton County and the region.

Table 3.4

Age of Housing Units North Fulton Planning Area Compared to Fulton County: 2000										
	Total	Built 1999-2000	Built 1995-1998	Built 1990-1994	Built 1980-1989	Built 1970-1979	Built 1960-1969	Built 1950-1959	Built 1940-1949	Built 1939 or earlier
North Fulton	33,034	2,360	11,106	9,176	7,810	1,416	423	396	146	200
Percent	100%	7.1%	33.6%	27.8%	23.6%	4.3%	1.3%	1.2%	0.0%	0.6%
Fulton County	98,409	3,655	17,000	16,269	26,000	17,265	11,548	4,386	1,217	1,067
Percent	100%	3.7%	17.3%	16.5%	26.4%	17.5%	11.7%	4.5%	1.2%	1.1%

Source: Focus Fulton 2025 (Census 2000, Table HO34)

Jobs Housing Balance

With 20,348 jobs and 20,746 housing units in 2000, Johns Creek jobs-housing balance ratio was nearly a 1 to 1 ratio. In 2007, the jobs to housing units (20,972 to 23,960 respectively) ratio dipped to .88:1. Generally, a ratio above 1.5 (allowing for an average of 1.5 wage earners per household) means that a community has more jobs than its own labor force can accommodate and more than likely imports its workers. Thus, the City's ratio would imply that, while the City has a strong employment number, it is making an incremental shift toward more of a bedroom community.

Cost of Housing

Johns Creek's median housing value in 2000 was \$250,675 and is estimated at \$353,936 in 2007. This is an increase of 41%, a notable increase that is not common in many housing markets.

Table 3.5

Housing Value: 2000	
Median Value	\$250,675
Average Value	\$306,656

Source: ESRI (Census 2000)

Actual housing values in 2007 provide evidence of high housing costs in the City of Johns Creek. Half of all houses in Johns Creek are valued between \$250,000 and \$499,999. Another 27% percent of all homes are valued greater than \$500,000, equating to 77% of homes valued greater than \$250,000.

Table 3.6

2007 Housing Values		
	Number	%
<150,000	796	4%
150,000 - 249,999	3,897	19%
250,000 - 499,999	10,079	50%
500,000 - 999,999	4,288	21%
\$1,000,000 +	1,142	6%
Total	20,202	100%

Source: ESRI forecast

Another way to measure housing is to examine median rents. According to census block data for Johns Creek, residents in rented housing units in 2000 paid a median gross rent of \$1,185.

By comparison, in North Fulton County the average sales price for a single family home increased from \$489,194 in 2003 to \$698,545 in 2006, an increase of 42.8%.

Housing costs that are too prohibitive can be a deterrent to employers searching to locate their companies in cities where the cost of living is comparable to their current employee salaries. (Focus Fulton 2025).

Cost-Burdened Households

HUD defines a household in need of housing assistance as any household with one or more of the following housing problems: *cost-burdened*-spending in excess of 30 percent of household income on housing, *severely cost-burdened*-spending in excess of 50 percent of household income on housing; *overcrowding* (e.g., living with more than one person per room), or occupying a unit with *physical defects* (e.g., lacking complete kitchen or bathroom facilities).

The scope of these housing problems also varies proportionately with the level of household income. Usually, as the household income decreases, the degree of housing problems increases. Extremely-low-income households are more than twice as likely to have housing problems compared to low-income households.

Data is not available at the City level, however the table below reports the number of Fulton County households and percent of households experiencing different types of housing problems and separates out cost burdened from “any housing problem” (which could include overcrowding and/or physical defects). The table organizes households into categories of those who earn 50% and 30% of the Median Family Income (MFI) and reports different types of burden for each category. To extrapolate what this means for Johns Creek, the reader should recall that the median income for Atlanta MSA was \$39,453 in 1999 and 10.1% of all Johns Creek households earned less than \$39,000; these households likely experience difficulty covering their housing costs.

The table below also shows totals for Fulton County, and this is highlighted to emphasize that 24% of all home-owners in Fulton County experience a cost burden because they dedicate 30% or more of their income to housing costs (mortgage, tax, insurance and utilities). It is also noteworthy that a greater percentage of renters (36%) than home owners dedicate a disproportionate amount of their income to housing costs.

Table 3.7

Housing Problems by Type and Income (% of Median Family Income-MFI): Fulton County 2000			
Household by Type, Income, & Housing Problem	Total Renters	Total Owners	Total Households
1. Household Income <=50% MFI	64,173	22,548	86,721
2. Household Income <=30% MFI	40,623	11,742	52,365
3. % with any housing problems	69.8	72.6	70.4
4. % Cost Burden >30%	64.2	71.2	65.8
5. % Cost Burden >50%	49.2	55.8	50.7
6. Household Income >30% to <=50% MFI	23,550	10,806	34,356
7. % with any housing problems	73.7	62.4	70.2
8. % Cost Burden >30%	65.1	60.4	63.6
9. % Cost Burden >50%	21.5	34.6	25.6
10. Household Income >50 to <=80% MFI	30,631	20,448	51,079
11. % with any housing problems	46.3	48.5	47.2
12. % Cost Burden >30%	36.4	45	39.8
13. % Cost Burden >50%	5.2	15.8	9.5
14. Household Income >80% MFI	59,212	124,077	183,289
15. % with any housing problems	13.3	14.6	14.2
16. % Cost Burden >30%	5.6	13.4	10.9
17. % Cost Burden >50%	0.6	2.4	1.8
18. Total Households	154,016	167,073	321,089
19. % with any housing problems	44	25.9	34.6
20. % Cost Burden >30	36.3	24.4	30.1
21. % Cost Burden >50	17.5	9.9	13.5

Source: U.S. Department of Housing and Urban Development/ Pond & Company

Costs Compared to Wages

The National Low Income Housing Coalition (NLIHC) provides another way of understanding the affordability gap – the wage a single-earner household would need to earn to pay for the average unit (assumed at HUD's Fair Market Rent). NLIHC reports that a worker would need to earn \$15.73 per hour to afford a two-bedroom unit while working 40 hours per week. A worker making minimum wage (\$5.15) would need to work 122 hours per week to afford the two-bedroom FMR. Many low-income residents work more than one job and much more than 40 hours per week, but frequently the gap between market and affordable rents requires such households to spend more than 30 percent of their incomes on rent.

The Georgia Department of Labor lists various occupations paying wages that do not support the two-bedroom Fair Market Rent. A comparison of various 2005 occupational wage rates is shown below.

The table below presents the housing opportunities index (HOI), as provided by the National Association of Homebuilders and Wells Fargo, for comparable metropolitan areas within the Southeast. The housing opportunities index for a given area is defined as the share of homes sold in that area that would have been affordable to a family earning the median income.

The data below compare statistics from the fourth quarter of 2000 and the fourth quarter of 2005. It suggests that Atlanta MSA households earning median income of \$69,300 could afford 75.5 percent of the homes sold in MSA in 2005, up from 69.2 percent in 2000. The increase in home affordability (for those earning the median family income) within the Atlanta MSA compared to other metropolitan areas in the region was due largely to the decline in mortgage interest rates, the slower increase in home appreciation (compared to other regions) and higher family income over the past five years. It should be emphasized that this chart only illustrates housing affordability for those earning the median family income. Housing for low-income earners making less than 80 percent of AMI (\$56,950) are still limited by cost. Table 3.9 illustrates cost burdened households.

Table 3.8

Housing Opportunities Index (HOI) for Atlanta MSA and Nearby Metropolitan Areas						
	2005 (4th Quarter)				2000 (4th Quarter)	
Metropolitan Areas	HOI	Median Family Income	Median Sales Price	Regional Affordability Rank	HOI	Regional Affordability Rank
Atlanta, GA	75.5	\$69,300	\$175,000	6	69.2	38
Jacksonville, FL	56.8	\$57,700	\$182,000	19	74.6	16
Raleigh, NC	65.1	\$69,800	\$192,000	12	62.6	51
Charlotte, NC	69.5	\$62,500	\$165,000	9	65.7	47
Greenville, SC	77.3	\$55,900	\$140,000	5	73.8	22
<i>Source: National Association of Home Builders/Wells Fargo; Bay Area Economics, 2006</i>						

Table 3.9

Household Income in 1999 by Selected Monthly Owner Costs as a Percentage of Household in 1999	Census 1999 (Tracts 114.14, 114.15, 114.08, 116.09)
Total:	14,913
Less than \$10,000	199
Less than 20 percent	0
20-24 percent	0
25-29 percent	0
30-34 percent	0
35 percent or more	150
Not computed	49
\$10,000 to \$19,999	192
Less than 20 percent	0
20-24 percent	13
25-29 percent	0
30-34 percent	15
35 percent or more	164
Not computed	0
\$20,000 to \$34,999	512
Less than 20 percent	84
20-24 percent	26
25-29 percent	17
30-34 percent	9
35 percent or more	376
Not computed	0
\$35,000 to \$49,999	748
Less than 20 percent	82
20-24 percent	32
25-29 percent	85
30-34 percent	118
35 percent or more	431
Not computed	0
\$50,000 to \$74,999	2066
Less than 20 percent	324
20-24 percent	396
25-29 percent	446
30-34 percent	366
35 percent or more	534
Not computed	0
Source: Census 2000 Summary File 4 (SF-4)	

Barriers to Affordability

Johns Creek faces several barriers to affordable housing that hinder and/or stall the provision of housing for those earning lower incomes (80 percent of AMI or below). A number of these obstacles

are common in Metropolitan Atlanta regardless of geographic location; however, there are some potential ways to mitigate or eradicate these impediments.

Increasing Land Prices and Costs of Development

An analysis of Johns Creek and Fulton County data suggests that decent housing is becoming less affordable for many residents as a result of the rapidly increasing costs of housing in the City during recent years. Escalating land prices, the increasing cost of development codes and fees, the profitability of higher priced homes, and the strong demand for larger and more expensive homes have all combined to push the cost of housing out of the affordable range for a substantial segment of the population.

Local Building Requirements

Current codes and zoning classifications offer developers in Johns Creek limited flexibility to produce adequate housing that is affordable to many moderate- and low-income families. Code items which are seen as having the most impact on housing costs include: minimum square footage; minimum lot size requirements; and certain infrastructure requirements.

Other communities around the state and nation have demonstrated that it is possible to modify development standards to permit development of more affordable housing while maintaining building and neighborhood quality. The City could evaluate the merits of zoning classifications that allow developers and builders to construct more affordable housing. Allowing smaller units at a greater density, with reduced setbacks are a few techniques for reducing the cost of development.

Burdensome Federal and State Regulations

Federal and state programs and regulations often place requirements on local jurisdictions which drive up the cost of development. They frequently do not allow the flexibility needed for local communities to devise cost efficient solutions to their particular affordable housing problems.

Lack of Public/Private Partnerships with Financial Institutions

More lender involvement in affordable housing efforts is needed.

Need for More Affordable Housing Community Awareness and Homebuyer Education

Many residents of Fulton County and Johns Creek have misperceptions of affordable housing and are not aware of the critical needs in the area for the critical workforce such as teachers, law enforcement and other vital service providers. Homebuyer Education programs are growing, but need to be strengthened and expanded.

Predatory Lending

In recent years, the incidence of subprime lending has increased dramatically across the nation. Consequently, 28 states have taken action against predatory mortgage lending in subprime markets by passing comprehensive reforms or by relying on regulations aimed at specific predatory practices. The State of Georgia has been committed to regulating the most prevalent terms of subprime loans, including points and fees, prepayment penalties, flipping projections, high-cost loan protections and loan coverages. It has seen a considerable drop in subprime loan volume from 1999 to 2004. These predatory lending practices present hindrances to the homeownership market as overextended residents pay extraordinarily high interest rates and/or ultimately lose their homes through

foreclosure. The difficulty lies in preventing predatory lending without cutting off access to mortgage loans for low-income households or those with less than perfect credit histories.

Other Obstacles

The County faces obstacles ranging from general NIMBY ["Not In My Back Yard"] attitudes to technical issues such as limited numbers of existing nonprofit housing developers or private developers willing to construct affordable housing for low-income homebuyers. Financial resources are extremely limited to help nonprofits developers enhance their internal capacity building and housing initiatives.

Special Needs Housing

At this time, special needs housing data is only available at the county level. Fulton County has several special needs populations with particular housing needs, including elderly, frail elderly, persons with severe mental and physical disabilities, substance abuse, and those with HIV/AIDS. Households may have one or more persons with these special housing needs. Comparable data are not available at the city level; however, it is assumed that the City represents a very small portion of the County's special needs population at this time. Since data is not available at the city level, there is no accurate way to assess whether the needs of these populations within the city are being met through City and County services. Fulton County has the largest population and probably one the most diverse in Georgia. Many County residents have special housing needs. This section provides a brief overview of special needs housing as presented in Focus Fulton 2025. The interim Comprehensive Plan did not address special housing needs, and it is recommended that City work to inventory the local special needs population.

Elderly and Frail Elderly

This population includes those persons 65 years of age or older, with incomes up to 80 percent of AMI, spending more than half of their incomes on housing. Typically, an elderly person should have reasonably good health and mobility, be fairly active, have some discretionary income from pensions/retirement funds, and not need assistance to manage their affairs.

Frail elderly is defined as those individuals with two or more "personal care limitations". These are physical or mental disabilities that substantially limit one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying. Frail elderly often require some type of supportive living arrangement such as an assisted living community, skilled nursing facility, or an independent living situation with in-home health care. Individuals under the age of 75 may be frail elderly if their health/mobility is seriously limited.

With fixed and/or reduced incomes, the affordability of elderly-occupied housing is an important issue. HUD (2000) estimates nationwide, that 30% of elderly households pay more than 30% of their income for housing and 14% pay more than 50% toward housing. HUD reports that millions of elderly households live in housing that is in substandard condition, or fails to accommodate their physical capabilities or assistance needs. Lower-income elderly households, in particular, are more likely to live in physically substandard housing. Elderly households age 85 and over are particularly vulnerable to the above mentioned housing problems.

Housing needs for the elderly are multifaceted. A comprehensive approach is necessary to adequately address the housing needs of the elderly. There are a variety of facilities and services available for the elderly and the frail elderly in Fulton County. Several of these are located in very close proximity to Johns Creek. There are facilities including Senior Centers, Retirement Communities, and Adult Day Care located as close as Alpharetta.

Persons with Disabilities

The U.S. Census defines persons with mental disabilities as those with a condition that substantially limits one or more basic mental activities such as learning, remembering, and concentrating. This definition is quite broad, encompassing all types of individuals with varying degrees of mental ability.

The Census defines persons with physical disabilities as those with a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying. This definition encompasses a wide spectrum of people, including those in wheelchairs or in need of a mobility device for support, those with sensory or respiratory discrepancies that impair short-term or long-term mobility, and those who require assistance with dressing or eating.

The Fulton Regional Mental Health, Mental Retardation, and Substance Abuse Board (Fulton MHMRSA Regional Board) provides a comprehensive assessment of the demographic description and estimate of need of persons with mental and developmental disabilities and substance abuse problems. According to their FY 2001 Annual Plan, there are an estimated 52,864 adults and children with severe emotional disturbance (SED), serious mental illness (SMI), or mental retardation and other developmental disabilities (MR/DD). Of the estimated population, a little over one-fourth (13,619) depend on public sector resources.

While figures regarding the housing costs of persons with disabilities in Fulton County are not available, it can be assumed that the majority of this population spends over 50% of their income on housing. The National Low Income Coalition (1999) reports that people with disabilities receiving SSI are among the lowest income households in the country and that there is not a single housing market area in the United States where a person with a disability receiving SSI benefits can afford to rent a modest efficiency apartment.

There are seven mental health, mental retardation & substance abuse service providers that are physically located within Fulton County, outside the Atlanta city limits. At least two of these are located very proximate to Johns Creek in Roswell, and other locations in north Atlanta/Sandy Springs.

Mental Illness

There are an estimated 30,732 persons in Fulton County (including Atlanta) who are severely mentally ill. Approximately 31% are in need of public sector mental health services. Approximately 5,300 individuals are receiving some public services.

Persons with Alcohol or Substance Abuse Problems

Individuals with chemical dependencies are often unable to maintain permanent housing. Without supportive services to help them beat their addictions, many are at risk of becoming homeless.

Domestic Violence

In Fulton and DeKalb Counties and the City of Atlanta, an estimated 500 individuals and 995 families with children are in need of emergency shelter from domestic violence. There are two certified shelters for women and children fleeing domestic violence in South Fulton and none in North Fulton.

Persons with HIV/AIDS

Using current national statistics, 1 in every 250 persons is HIV-positive. When applying the national statistics to Johns Creek, the estimated number of HIV-positive persons in the City would be approximately 280. Since this is a relatively small number of persons, it is assumed that Fulton County's programs address these needs at the current time and will continue to do so throughout the next 10 to 20 years.

The Focus Fulton plan provides in depth information on all services available to the special needs housing population.

4. NATURAL AND CULTURAL RESOURCES

Environmental Planning Criteria

PART V Requirements have been adopted and are enforced in the City of Johns Creek.

Protected Mountains

In the Georgia Department of Natural Resources Rules for Environmental Planning Criteria, protected mountains are defined as all land area 2,200 feet or more above mean sea level, that has a percentage slope of 25 percent or greater for at least 500 feet horizontally, and includes the crests, summits, and ridge tops which lie at elevations higher than any such area. The City of Johns Creek does not contain any land forms that are classified as protected mountains.

Protected Rivers

This section includes protected rivers and river corridors as defined in the Rules for Environmental Planning Criteria. In DNR's Rules for Environmental Planning Criteria, Protected River means any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents. River corridors are of vital importance in order to preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation and a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area, help control erosion and river sedimentation, and help absorb flood waters.

There is one protected river in the city, the Chattahoochee River, which is the southeast boundary of the City of Johns Creek (coincident with that of Fulton County with Gwinnett County). The Chattahoochee River and its tributaries fall under the protection of the Metropolitan River Protection Act. The Metropolitan River Protection Act provides for the development of comprehensive plans and regulations for the protection of any major stream which constitutes the primary source of public water supply in each Standard Metropolitan Statistical Area of the State having a population of more than 1,000,000. No land-disturbing activities may occur in the 35 foot riparian buffer along the main stem of the Chattahoochee River and along all tributaries within 2,000 feet of the river. In addition, the Chattahoochee River is protected by the Tributary Protection Act and the Georgia Mountain and River Protection Act. These include provisions for protecting the river's water quality by limiting the amount of impervious surface and clearing along the river and its tributaries. These protection measures apply to the section of the river from Buford Dam to Peachtree Creek.

The Interim Comprehensive Plan recommends that the City of Johns Creek should address this challenge by providing a *comprehensive river protection plan* which should include educational outreach. Outreach endeavors should be focused on educating the citizens of Johns Creek on proper environmental stewardship in protecting and preserving the Chattahoochee River. Moreover, citizens should be educated on preventing nonpoint source pollution from adversely affecting these resources through lifestyle changes and water conservation principles.

Groundwater Recharge Areas

Groundwater recharge areas are portions of land where water is taken into the ground to replenish aquifers, the underground holding tanks of groundwater. These areas are especially sensitive to hazardous substances, as their pollution could contaminate local drinking water. Groundwater Recharge Areas are protected by various restrictions enforced by the Georgia Department of Natural Resources. There is one large groundwater recharge area that lies under part of Johns Creek; the west/northwest portion of the city along its border with the City of Alpharetta is impacted by the location of this recharge area. Special land use considerations may be warranted in the area in order to appropriately protect this important resource.

Water Supply Watersheds

There are two main water supply watersheds in the City of Johns Creek, as shown on the Environmental Criteria Map on the following page and defined in the Rules for Environmental Planning Criteria. A watershed is defined as a ridge dividing two drainage areas and the area drained by a river. The Georgia Department of Natural Resources (DNR) defines water supply watershed as the areas of land upstream from government owned public drinking intakes or water supply reservoirs. DNR has two categories of watersheds – large (more than 100 square miles) and small (fewer than 100 square miles).

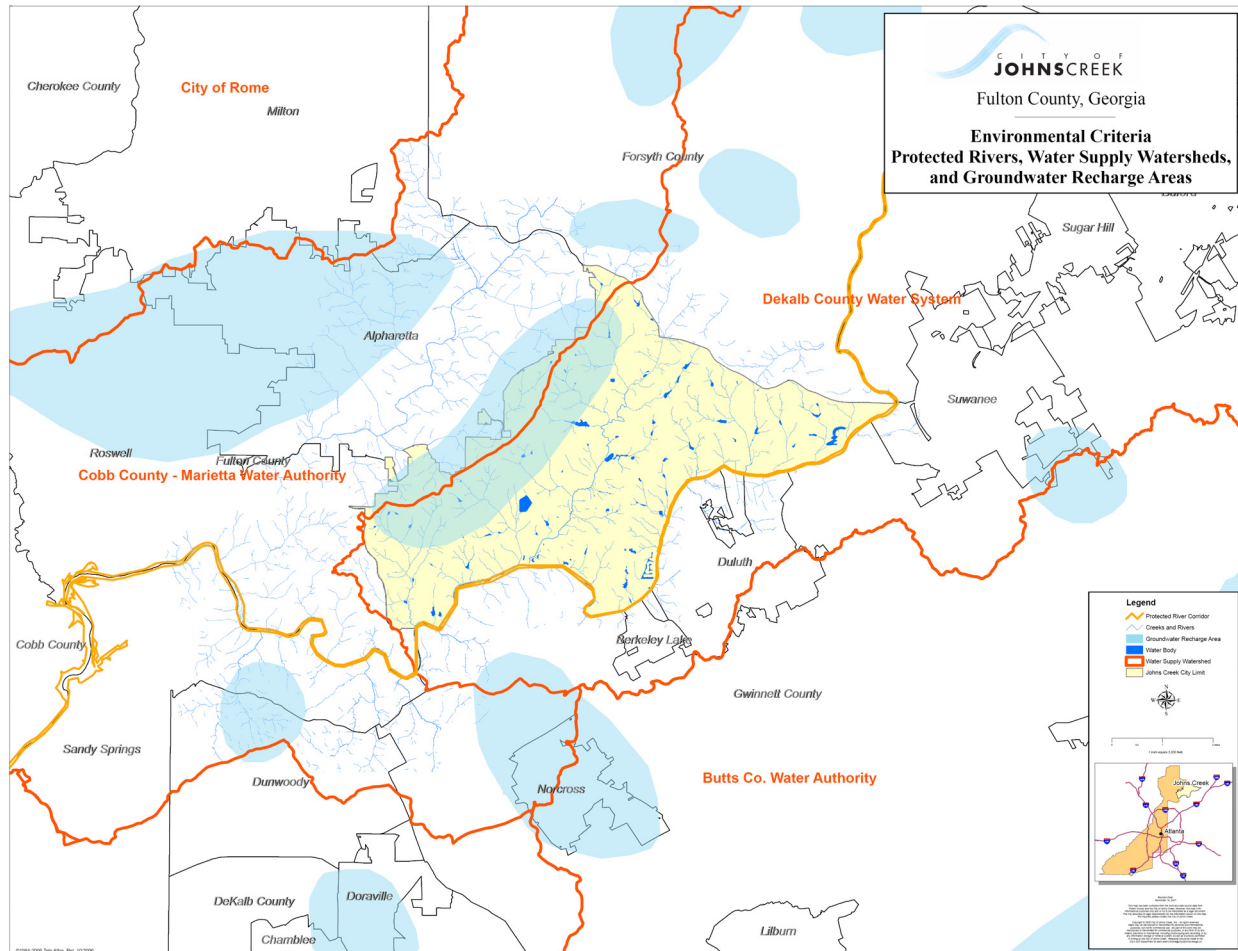
Water supply watersheds are vulnerable to direct and indirect development activities. Development in the watershed threatens the long term water quality of the watershed. As part of the Georgia Planning Act, DNR developed minimum criteria for the protection of watersheds and water supply. To protect water supply and watersheds in Fulton County, the DNR watershed protection measures were adopted by the Fulton County Board of Commissioners and incorporated in the County's Water Supply Watershed Protection Ordinance. The City of Johns Creek adopted the same regulations in November-December 2006.

Stormwater runoff, non-point source pollution, development, and population growth contribute to the degradation of the County's public water supply system.

Existing programs and initiatives provide both educational and community outreach to increase awareness about protecting and improving the quality of Fulton County's public water supply resources. These programs and initiatives address the need for the citizens of Fulton County to help maintain and manage the existing public water supply sources within the County. Through the use of presentations, hands-on demonstrations, interactive displays, games, essay contests, etc., the County has designed its education outreach programs to address the following areas: Water Conservation Practices, Water Quality Monitoring, Adopt-A-Stream, Storm Drain Stenciling, Household Hazardous Waste, and lawn care (Xeriscape and Composting).

The Environmental Criteria Figure on the following page shows the location of Protected Rivers, Water Supply Watersheds, and Groundwater Recharge Areas as well as the location and required buffer for the Chattahoochee River in Johns Creek.

**FIGURE: ENVIRONMENTAL CRITERIA- PROTECTED RIVERS, WATER SUPPLY WATERSHEDS
AND GROUNDWATER RECHARGE AREAS**



Water Protection Regulations and Policies

In order to provide a regional approach to water protection, the Metropolitan North Georgia Water Planning District established model ordinances for use each county and all cities within a 16 county metropolitan area. The purpose of the model ordinances is to give local governments tools that effectively address stormwater management issues. Local governments in the district are required to implement the model ordinances. Johns Creek has adopted the ordinances as mandated.

- Post-Development Stormwater Management for New Development and Redevelopment
- Stream Buffer Protection
- Conservation Subdivision/Open Space Development
- Illicit Discharge and Illegal Connection
- Litter Control
- Floodplain Management/Flood Damage Preservation

Post-Development Stormwater Management for New Development and Redevelopment

This ordinance establishes minimum requirements and procedures to control the adverse effects of increased post-development stormwater runoff and nonpoint source pollution associated with new development and redevelopment. Proper management of post-development stormwater runoff will minimize damage to property and infrastructure, safeguard the public health, safety, environment and general welfare of the public, and protect water and aquatic resources. The ordinance requires that new development and redevelopment maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, streambank erosion, nonpoint source pollution and increases in stream temperature, and maintain the integrity of stream channels and aquatic habitats. It also establishes minimum post-development stormwater management standards and design criteria for the regulation and control of stormwater runoff quantity and quality, and includes design and application criteria for the construction and use of structural stormwater control facilities. Other ways this ordinance regulates stormwater facilities include encouragement of the use of nonstructural stormwater management and stormwater better site design practices, establishment of provisions for the long-term responsibility and maintenance of structural stormwater control facilities and nonstructural stormwater management practices; and, establishment of administrative procedures for the submission, review, approval/disapproval of stormwater management plans.

Stream Buffer Protection

Fulton County adopted regulations for wider stream buffers in compliance with the North Georgia Water Planning District mandate on May 4, 2005. Subsequently, the City of Johns Creek adopted these regulations upon incorporation. The regulations require undisturbed buffers and impervious surface setbacks to adjacent streams. Streams in all watersheds within the City of Johns Creek shall require a minimum 50-foot undisturbed buffer on each side of the stream, as measured from top of bank an additional 25-foot setback shall be maintained adjacent to the undisturbed buffer in which all impervious cover shall be prohibited. Stormwater retention or detention facilities are prohibited within the stream channel.

Conservation Subdivision/Open Space Development

The County did not have a Conservation Subdivision Ordinance in effect for the area comprising the City of Johns Creek at the time of incorporation; therefore the City of Johns Creek does not have a Conservation Subdivision Ordinance. As more agricultural and forestlands are lost to ongoing development, it will become imperative that the City focus some efforts on mitigating the loss of forestland and agricultural uses.

Illicit Discharge and Illegal Connections

The Illicit Discharge and Illegal Connection Ordinance prohibit the drainage of anything other than stormwater in the City's storm sewer system. These guidelines intend to prevent water pollution by protecting the drainage into the County's bodies of water.

Litter Control

The County did not have a Conservation Subdivision Ordinance in effect for the area comprising the City of Johns Creek at the time of incorporation; therefore the City of Johns Creek does not have a Conservation Subdivision Ordinance. It is important to enact this ordinance in order to protect the effectiveness of the stormwater collection systems.

Soil Erosion and Sedimentation

Johns Creek's Soil Erosion and Sediment Control Ordinance regulates erosion control practices on parcels where land is being disturbed and protect streams from excessive sediment. It requires that development is in accordance with "best management practices" to minimize the disruption of soils and control erosion. The State's model ordinance applies specifically to protection of rivers and streams not under the protection guidelines of MRPA. It serves as a guide for local governments to incorporate the use of vegetative buffers for developments up gradient from streams and tributaries.

Impaired Streams

Some of the City's streams are on Georgia's 303(d) list of impaired and polluted streams. Bodies of water are classified as either partially supporting use, meaning 11-25% of samples collected do not meet a standard for use, or not supporting use, meaning more than 25% of samples do not meet the standards for a pollutant. The table on the following page lists Johns Creek as an impaired body of water in the City of Johns Creek in 2006; the impairment is caused by an elevated level of Fecal Coliform bacteria. Most polluted water bodies do not reach pollutant standards for Fecal Coliform Bacteria; but are classified as not supporting, meaning they do not meet the standards for their designated use. Johns Creek is classified as not supporting its designated use of fishing. State guidelines require actions be taken to alleviate the unsatisfactory pollutant levels of all partially supporting or non-supporting water bodies. Failing septic systems and the subsequent leakage may be one contributing factor to Fecal Coliform bacteria found in impaired and polluted water bodies. Further information on the 2006 303(d) list may be found at: http://www.gaepd.org/Files_PDF/305b/Y2006_303d/Y2006_Streams.pdf

Reach Name / Data Source	Reach Location / County	Evaluation / Use	Criterion Violated	Potential Causes	Actions to Alleviate	303(d)	Priority	Extent
Johns Creek	Headwaters to Chattahoochee River	Not Supporting	FC	UR	Urban runoff is being addressed in the EPD Stormwater Management Strategy for metropolitan Atlanta. An areawide stormwater permit was reissued in 2004.	3	3	4 miles
10	Fulton	Fishing						

Other Environmentally Sensitive Areas

Flood Plains

Johns Creek/Fulton County uses the following definition of a floodplain: any area susceptible to flooding which has at least a 1% probability of flooding in any given year. Construction and development within floodplains is restricted to the following uses: public parks, agriculture, dams, bridges, parking areas, public utility facilities, and outdoor storage.

The City's Floodplain Management Ordinance was first adopted in 2006. The purpose of the ordinance is to promote public health, safety, and welfare by minimizing development in areas subject to flooding. Within the areas that have a 1% chance of flooding in a given year, no construction is allowed that would change the flood characteristics of the body of water or create hazardous velocities. New construction of residences or other buildings is not permitted within the floodplain. Residential properties adjacent to the floodplain must be at least three feet above the level of the highest base flood level. Non-residential properties adjacent to the floodplain must be at least one foot above the level of the highest base flood elevation. These regulations protect the City's waterways and limit development from encroaching on hazardous areas.

Wetlands

Johns Creek, though a new City, is also rapidly growing and changing. With this growth and change may come increasing pressure to develop near wetlands. Developers can drain or fill wetlands to create more desirable land for development, but the environmental consequences of such actions are detrimental to the City. Georgia currently has no specific legislation protecting wetlands, so protecting wetlands is responsibility of the Army Corps of Engineers. The Corps regulates drainage or filling of wetlands and protects navigation channels. Development of wetlands is prohibited unless there is no practical alternative, and even then the environmental consequences must be mitigated.

Steep Slopes

This section includes discussion of steep slopes, where the slope of the land is steep enough to warrant special management practices. Steep slopes are important for their scenic quality and for their hazard potential due to erosion or slippage. Generally, steep slopes greater than 15% in Fulton County are scattered along the Chattahoochee River. In Johns Creek, steep slopes are primarily located along Johns Creek and the Chattahoochee River, as shown in the figure on page 38.

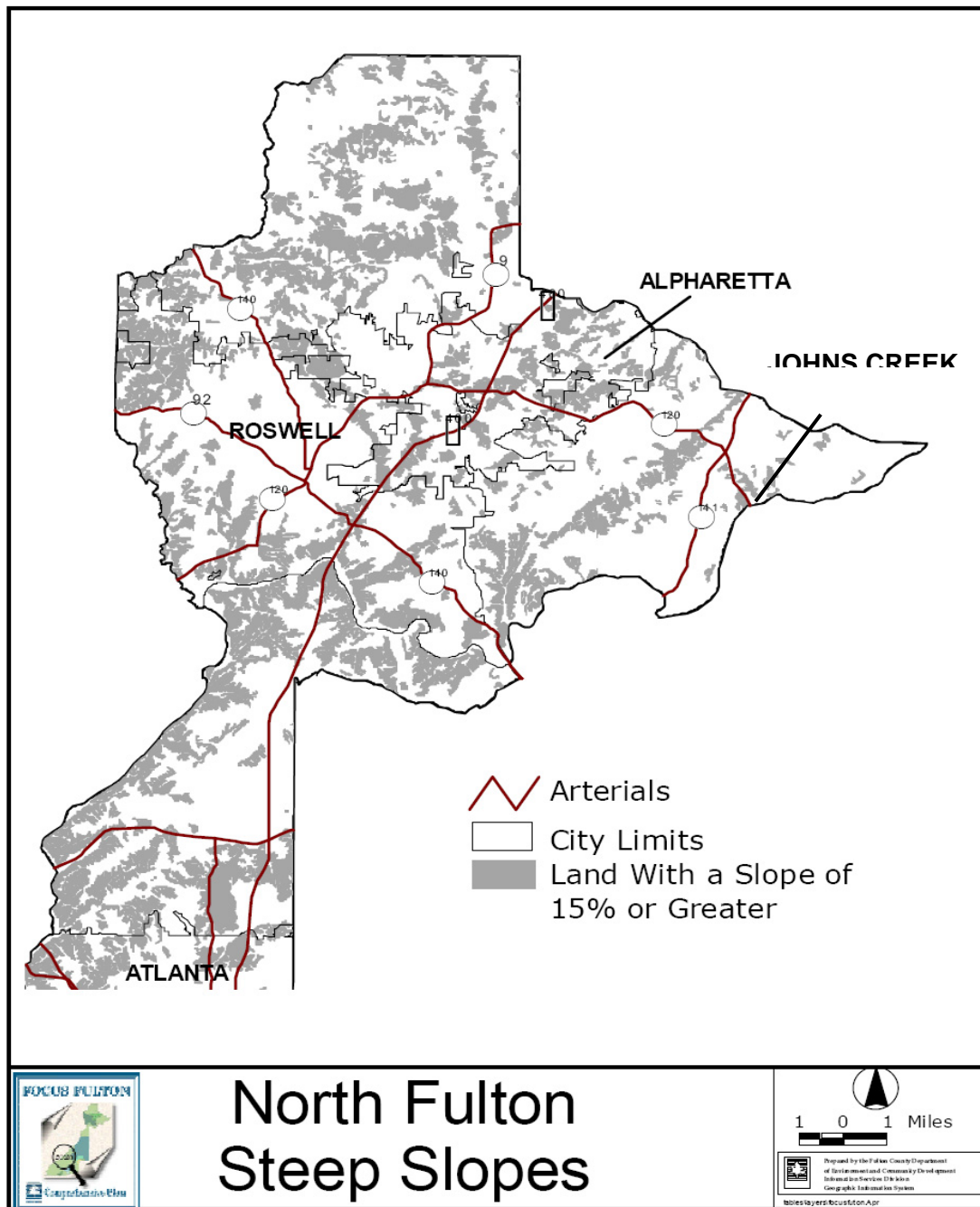
Steep slopes are unique natural areas. Vegetation in steep slopes provides not only wildlife habitat but also natural beauty. Wildlife exists in relative safety due to the limited accessibility of such sites. The naturally occurring vegetation on such sites also stabilizes the slopes, preventing severe erosion or landslides. In addition, such slopes often serve as natural boundaries and buffers between land

uses or districts in a community. Changing the character of a slope can thus bring adjacent incompatible land uses into more direct conflict.

The City of Johns Creek has no ordinance to protect steep slopes. The City enforces slope stability during new development activities through its Soil Erosion and Sedimentation Ordinance because steep slopes are subject to degradation from land disturbance activities. Cutting of existing steep slopes to make a hilly site suitable for typical land development may alter the terrain.

FIGURE: ENVIRONMENTAL CRITERIA - FLOODPLAINS AND WETLANDS

FIGURE: STEEP SLOPES



Source: Focus Fulton 2025

As steep slopes are generally more prevalent along stream banks and tributaries, their disturbance poses adverse affects to stream banks, by increasing the likelihood of stream bank erosion and degradation. Current stream buffer requirements limit disturbance of steep slopes existing along stream banks.

Although the Soil Erosion and Sedimentation Ordinance requires steep slope stabilization, it does not provide technical guidelines for preserving and protecting steep slopes. Thus, a policy and ordinance containing technical guidelines for preserving and protecting steep slopes should be adopted. The ordinance should first classify slopes categorically from least to greatest slope percentage. Actions: Classify slopes, limit grading, cutting, and stabilizing controls by category. The ordinance should have a protection clause, which prevents steep slopes from being disturbed in certain areas.

Soils

This section includes soil types in terms of their suitability for development. There are five predominant soil types in the City of Johns Creek. These are Conagaree-Chewala-Wickam, Cecil-Lloyd-Appling, Appling-Cecil, Lloyd-Cecil-Madison, and Madison-Louisa.

a. *Conagaree-Chewala-Wickam*

These soils are predominant along the Chattahoochee River and its tributaries. This area is characterized by well-drained slopes along the Chattahoochee River. However, along smaller streams; drainage is somewhat poor due to the build up of sediment and the presence of vegetation.

b. *Cecil-Lloyd-Appling*

These soils are located primarily east of the Chattahoochee River. This area is characterized by well drained rolling and hilly uplands. However, this soil is subject to moderate to severe erosion.

c. *Appling-Cecil*

These soils are located throughout Fulton County, particularly from Adamsville to the city of Atlanta and upland of the Chattahoochee River south of Utoy Creek. Appling- Cecil soils are well drained and occur on hilly uplands primarily used for pasturelands.

d. *Lloyd-Cecil-Madison*

These soils are located east of the Chattahoochee River north of Utoy Creek and north of Camp Creek. Moreover, they are well drained and occur on rolling and hilly uplands.

e. *Madison-Louisa*

These soils are rare in Southwest Fulton and are found on steep V-shaped valleys, sharp ridges these soils are well drained.

Sedimentation runoff is the primary adverse impact to the degradation of quality topsoil surfaces. Sedimentation runoff is mainly generated through land disturbing activities such as clearing, grading, excavation, and dredging. The removal of topsoil vegetation (i.e. trees, shrubs, and low growing ground cover) leaves most soils susceptible to runoff.

To mitigate the adverse affects of sedimentation runoff, Johns Creek adopted the Soil Erosion and Sedimentation Ordinance discussed above. In order for Johns Creek to effectively implement this ordinance, personnel staffing of inspectors should be proportional to land development and growth.

Plant and Animal Habitat

The U.S Department of the Interior, Fish and Wildlife Service defines habitat as a combination of environmental factors that provides food, water; cover and space that living beings need to survive and reproduce. Habitat types include: coastal and estuarine, rivers and streams, lakes and ponds, wetlands, riparian areas, deserts, grasslands/prairie, forests, coral reefs, marine, perennial snow and ice, and urban areas.

Although current City of Johns Creek's policies, ordinances, and regulations address tree protection and coverage, there may be a need for plant and animal habitat protection. These habitats are vulnerable to land development and are in danger of becoming permanently altered or completely lost because of sporadic land development in and around ecologically sensitive areas. Ecologically sensitive areas include wetland, forests, and river corridor, and plant and animal habitats. Habitats specific to any endangered or threatened species should also be carefully protected. Currently, endangered and threatened species are listed only by County; however, the county level should provide a close enough look at species that may be endangered in Johns Creek as listed in the table on the following page.

To counteract negative or potentially negative impacts on the habitats of these plants and animals, the City of Johns Creek may decide to conduct an inventory to identify ecologically sensitive plant and animal habitats. Moreover, policies should be generated along with planning criteria to regulate future land development surrounding these areas.

Listed Species in Fulton County (updated May 2004)				
Species	Federal Status	State Status	Habitat	Threats
Bird				
Bald eagle <i>Haliaeetus leucocephalus</i>	T	E	Inland waterways and estuarine areas in Georgia.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Invertebrate				
Gulf moccasinshell mussel <i>Medionidus pencillatus</i>	E	E	Medium streams to large rivers with slight to moderate current over sand and gravel substrates; may be associated with muddy sand substrates around tree roots	Habitat modification, sedimentation, and water quality degradation
Shiny-rayed pocketbook mussel <i>Lampsilis subangulata</i>	E	E	Medium creeks to the mainstems of rivers with slow to moderate currents over sandy substrates and associated with rock or clay	Habitat modification, sedimentation, and water quality degradation
Fish				
Bluestripe shiner <i>Cyprinella callitaenia</i>	No Federal Status	T	Brownwater streams	
Cherokee darter <i>Etheostoma scotti</i>	T	T	Shallow water (0.1-0.5 m) in small to medium warm water creeks (1-15 m wide) with predominantly rocky bottoms. Usually found in sections with reduced current, typically runs above and below riffles and at ecotones of riffles and backwaters.	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality
Highscale shiner <i>Notropis hypsilepis</i>	No Federal Status	T	Blackwater and brownwater streams	
Plant				
Bay star-vine <i>Schisandra glabra</i>	No Federal Status	T	Twining on subcanopy and understory trees/shrubs in rich alluvial woods	
Piedmont barren strawberry <i>Waldsteinia lobata</i>	No Federal Status	T	Rocky acedid woods along streams with mountain laurel; rarely in drier upland oak-hickory-pine woods	

Source: http://www.fws.gov/athens/txt/counties_endangered.html#F

Parks, Recreation Facilities, and Open Space

The citizens of northern Fulton County established the City of Johns Creek for a number of reasons, but high on the list were needs for more parks, improved recreation facilities, and conservation of additional

open space. During the election process for the first Johns Creek City Council, a majority of candidates and the single, unopposed candidate for mayor cited additional parks and recreation facilities as one of the three most pressing needs for the new city.

One standard approach to evaluating the need for new parks is to calculate the acres of parkland per 1,000 residents. In 2007 Johns Creek had approximately 70,050 residents and 200 acres of City parkland for a ratio of 2.86 acres of parkland per 1,000 residents. For comparison, the 1983 National Recreation and Park Association (NRPA) minimum “core” standard for local parkland is a range from 6.25 to 10.5 acres per 1,000. A recent inventory of metropolitan Atlanta greenspace found 7.40 acres of local parkland per 1,000 residents, while Fulton County (as a whole) had 7.46. By any reasonable standard the City of Johns Creek has a substantial need for additional parks and recreation facilities.

The development of the Johns Creek Green Plan will follow the general outline of the methodology described in the *1983 National Recreation Park Association Standards and Guidelines*. In 1995 the NRPA issued a revised document; however, the 1995 version dropped numerical standards and replaced them with a complex and difficult survey-based approach. These standards will not be used as absolute numbers; rather they will serve as a basis for the initial assessment, then as a starting point for discussion with the Green Plan advisory committee and the larger public.

Assessment of Parkland

This assessment focuses on public parks and major recreation facilities. The citizens of Johns Creek are fortunate to benefit from an extensive amount of privately-owned greenspace and a substantial number of private recreation facilities. These include golf courses, open space in subdivisions, land protected by conservation easements, private swim and tennis clubs, and recreation programs provided by faith communities. It would be difficult and expensive to conduct a full inventory of these lands and facilities, but it is clear that a considerable number of Johns Creek residents are currently served by private, rather than public, recreational resources.

The City of Johns Creek currently owns four parks totaling 200.7 acres. See Figure G1 for the location of these parks and other major recreation facilities. The four City parks are:

Autrey Mill Nature Preserve and Heritage Center



Autrey Mill Nature Preserve and Heritage Center is located at 9770 Autrey Mill Road across from Country Club of the South. It has 46 acres of ravine forest, with more than a mile of walking trails which wind past a scenic creek with rocky shoals, picturesque cliffs, mature trees, wildflowers, native plants and animal life. Owned by the City of Johns Creek, the non-profit Autrey Mill Nature Preserve Association manages the Park programs and provides year-round

nature, historic, and scout badge programs and camps.

Newtown Park

Newtown Park (a City park) is located at 3150 Old Alabama Road, directly across the street from the Fulton County Fire Station. Facilities include 2 softball/baseball fields, 3 soccer fields, 6 tennis courts, 2 outdoor basketball



courts, a 2-mile multi-use path, 13 picnic pavilions, a dog park and a small lake. The non-profit Newtown Recreation manages the Park athletic programs. Spring and fall sports seasons include baseball, soccer, flag football and lacrosse. It is 52 acres in size.

Ocee Park

Ocee Park is a 37 acre City park located at 10900 Buice Road at the corner of Kimball Bridge Road. Facilities include 7 softball/baseball fields (lighted), a pavilion, playground, 4 picnic shelters, two outdoor basketball courts, two sand volleyball courts, and walking/jogging track. The non-profit Ocee Park Athletic Association manages the youth baseball and softball programs for boys and girls 5 to 16 years old as well as programs for special needs children.



Shakerag Park

Shakerag Park (a City park) is 66 acres. It is located adjacent to River Trail Middle School at 10795 Rogers Circle. Facilities include a playground, restrooms, a 3-acre park, three pavilions, a track, a football field and a multipurpose field about the size of two football fields.



Chattahoochee River National Recreation Areas

In addition to local parks, the City of Johns Creek is fortunate to have multiple segments of the Chattahoochee River National Recreational Area (CRNRA) within its boundaries.



The [Chattahoochee River National Recreation Area](#) (a National Park) is spread over a 48-mile section of the Chattahoochee River. It consists of 16 different areas or units beginning below Lake Lanier dam in Forsyth County and ending at Peachtree Creek in metro Atlanta. The following areas are located within or partially within Johns Creek.

Jones Bridge Unit

The Jones Bridge section has 183 acres in Johns Creek. In addition to the extensive outdoor amenities offered at the Jones Bridge Unit of the NRA, The Chattahoochee River Environmental Education Center (C.R.E.E.C) is located adjacent on Barnwell Road. The Education Center focuses on hands-on teaching.



- Trails, boat launch (motor, canoe & raft), picnic tables, restrooms, wheelchair-accessible
- Off Barnwell Road, 1.6 miles north of Holcomb Bridge Road

Medlock Bridge Unit

The Medlock Bridge section includes 187 acres:

- Trails, boat launch (motor or canoe), picnic tables
- On GA 141 / Medlock Bridge Road, 3.6 miles north of Holcomb Bridge before crossing the river

Abbotts Bridge Unit

The Abbotts Bridge section spans both sides of the Chattahoochee River and includes 207 acres in Johns Creek; all Abbotts Bridge trails and recreational facilities are located on the Gwinnett side of the river.

- Trails, boat launch (motor or canoe), picnic tables, picnic pavilion, restrooms
- On Abbotts Bridge Road, 7.8 miles east of Old Milton Parkway, just east of the Chattahoochee River

McGinnis Ferry Unit

- Undeveloped / no services
- Near the Forsyth County border

The Johns Creek portions of the CRNRA total 578 acres of beautiful, largely riverfront land with a broad range of recreational facilities. More information and maps to each section of the NRA may be found at: <http://www.nps.gov/chat/planyourvisit/maps.htm>

These recreation areas are regional and national resources and therefore they should not be included in the local parkland totals for Johns Creek. In fact, the NRPA recommends 5 to 10 acres per thousand of regional parkland beyond the local standard of 6.25 to 10.50 acres. For a current population of 70,050 this would translate into 470 to 940 added acres, a range within which the Johns Creek CRNRA land area falls.

The 1983 NRPA guidelines classify local parks into three types: Mini-parks, neighborhood parks, and community parks.

Mini-parks are small parks that address highly local recreational needs. The NRPA recommends that mini-parks be between 2,500 square feet and one acre in size. They have a service area of less than ¼ mile and are best located within neighborhoods and in close proximity to apartments, townhomes, and other high-density areas. The NRPA recommends ¼ to ½ acres of mini-parks per 1,000 residents.

Neighborhood parks serve as the recreational and social focus of a neighborhood and are areas for intense recreational activities. NRPA recommends that neighborhood parks should be a minimum of fifteen acres. They usually serve a single neighborhood within a ¼ to ½ mile radius and a maximum population of 5,000. For each 1,000 residents there should be 1.0 to 2.0 acres of neighborhood parks.

Community parks are intended to meet diverse needs for both active and passive recreational activities. They serve several neighborhoods in a 1 to 2 mile radius and are 25 or more acres in size. For each 1,000 residents there should be 5.0 to 8.0 acres of community parks.

According to the NRPA classification, the four existing Johns Creek parks are all community parks, and at present the City has no mini-parks or neighborhood parks. Table 4.1 summarizes the current

Johns Creek park system and compares it to the 1983 NRPA minimum standards for a core system of parks using a currently estimated population of 70,050 and a future planning population of 94,304.

Table 4.1 Summary of Johns Creek parkland and NRPA standards

	Mini-Parks	Neighborhood Parks	Community Parks	Total Local Parkland	Regional Parks
Current acres of parkland	0	0	201	201	578
NRPA low-end minimum standard (acres per 1,000 population)	0.25	1.00	5.00	6.25	5.00
NRPA high-end minimum standard (acres per 1,000 population)	0.50	2.00	8.00	10.50	10.00
Current acres of parkland required for low-end of minimum standard	18	70	350	438	350
Current acres of parkland required for high-end of minimum standard	35	140	560	736	701
Future acres of parkland required for low-end of minimum standard	24	94	472	589	472
Future acres of parkland required for high-end of minimum standard	47	189	754	990	943

Assessment of Recreation Facilities

The four current Johns Creek parks contain a number of major recreation facilities. Table 4.2 shows the current facilities by park.

Table 4.2 Current City of Johns Creek major recreation facilities

Facility Type	Autrey Mill Preserve	Newtown Park	Ocee Park	Shakerag Park	Total
Softball/baseball fields		2	8		10
Soccer fields		3		3	6
Tennis courts		6	2		8
Basketball courts (outdoor)		2	2		4
Trail miles	1	0			1
Running track miles		2	1		3
Dog park		1			1
Picnic facilities		13	4	3	20

The 1983 NRPA guidelines also contain population-based standards for major recreation facilities. Table 4.3 lists these standards and applies them to the current Johns Creek population of 70,050, and a future projected population of 94,304.

Table 4.3 NRPA standards applied to Johns Creek current and projected population

Facility Type	NRPA Standard	Number Currently Available	Number Needed to Serve Current Population	Number Needed to Serve Future Population
Softball/baseball fields	1 per 2,500	10	28	38
Soccer fields	1 per 10,000	6	7	9
Tennis courts	1 per 2,000	8	35	47
Basketball courts	1 per 5,000	4	14	19
Football fields	1 per 20,000	0	4	5
Pools	1 per 20,000	0	4	5
Tennis courts	1 per 2,000	6	35	47
Gymnasium	1 per 10,000	0	7	9
Running track	1 per 20,000	1	4	5

The NRPA facility standards should not be considered as absolute numbers, but rather starting points for discussion. Different areas have varied preferences for different types of facilities, so the actual number of recommended facilities in the final plan will be determined through participatory processes.

Assessment of Greenways

In September 2006, after several years of work, Fulton County published the Johns Creek Greenway Master Plan. Because the plan was developed by Fulton County before the incorporation of the City of Johns Creek, the Greenway Plan study area boundaries do not correspond with the present City boundaries. The westernmost point of the study area is the intersection of Jones Bridge Road and Old Alabama road, and the study area extends eastward to include nearly all the area of Fulton County southeast of Jones Bridge Road and northeast of Old Alabama Road, an area of about 13 square miles. The plan designated about 25 miles of multi-use trails and sidewalks in three priority groups, with a total cost of \$5.7 million.

The City of Johns Creek has designated a number of multi-use trails, although it did not adopt the Greenway Plan itself. There are about 10 miles of completed trails, including 5 miles in the Jones Bridge section of the Chattahoochee River National Recreation Area, 3 miles on State Bridge Road, and 1 mile on Bell road. About 12 additional miles of trail have been designated priority A, 2 miles priority B, and 14 miles priority C. A little over 16 miles have already been programmed. See Figure G2 for a map of the currently adopted trail system.

The City is fortunate to have inherited an ongoing, citizen-led trails effort. However it should be noted that the City's current trails system does not connect to either Ocee Park or the Jones Bridge section of the CRNRA. Linkage with Ocee Park would enable walker, runners, and bicycle riders to gain direct access to the park's recreational facilities, and a connection with the Jones Bridge portion of the CRNRA would be especially valuable because of the 5 miles of natural trails within that section of the CRNRA.

Assessment of Conservation Lands

In January 2007, the City of Johns Creek adopted an Interim 2025 Comprehensive Plan based upon the Fulton County 2025 comprehensive plan. Four of the land use categories in the Interim Johns Creek plan are relevant for conservation. They are described in the Interim Plan as:

Open Space: The open space category includes land that is mainly undeveloped, contains some recreational uses and some natural resources. It does not include land uses for buffers and landscaped strips. This is a new land use category developed as part of this plan.

Private Recreation: Privately owned recreational facilities such as golf courses and open space are included in this land use. Recreational amenities in subdivisions are not included.

Parks, Recreation & Conservation: This includes parks, open space and recreational facilities owned by the City of Johns Creek, Fulton County, and other governments, such as the National Park Service.

100 year Floodplain: The 100 year floodplain, as determined by FEMA maps, is shown in this category. The 100 year flood plain should remain undeveloped. In some cases, the land in the 100 year flood plain can be used toward calculating allowed densities.

Figure G3 shows the location of these land use categories according to the Interim Plan.

The Interim Plan reports acreages for the entire North Fulton planning area, not the City of Johns Creek. A GIS analysis of the Johns Creek area conducted by the Green Plan team has calculated a total City area of 20,082 acres (31.4 square miles). There are 1,179.3 acres of private recreation land, mostly golf courses, 353.2 acres of parks, recreation, and conservation land, and no acres designated as open space. The amount of parks, recreation, and conservation land is less than the sum of the Chattahoochee River National Recreational Area (CRNRA) and City of Johns Creek parks because a significant amount of the CRNRA lies in the 100 year floodplain, and was so-designated in the Fulton County and Interim Johns Creek plans.

FIGURE G-1: PARK LOCATIONS

FIGURE G-2: MULTI-USE TRAIL

FIGURE G-3: 2025 INTERIM PLAN PARKS, RECREATION, AND CONSERVATION LAND USES

Significant Cultural Resources

The preservation of historic resources provides cultural, educational, and economic benefits for a community. Historic sites are among the top destinations for Georgia's tourists, and tourism is one of the largest and fastest growing industries in the state, creating thousands of jobs and millions of dollars in revenues annually. Property values adjacent to restored historic properties tend to be higher. Preservation of irreplaceable assets such as these have immeasurable benefits in maintaining Johns Creek as a unique community as the City continues to experience changes linked to rapid growth and development.

Although historic preservation has become more important as more structures age, it is also about timing as some structures have not been saved or preserved in a timely manner. This is an impetus for the City of Johns Creek to plan to undertake a city-specific Historic resources Inventory. The previous inventory covering the area was conducted in 1996 and covered the entirety of Fulton County, and the information pulled from it about structures in Johns Creek appears somewhat incomplete.

The synopsis included here is from the Johns Creek Interim Comprehensive Plan, and is supplemented by information received at the December CAC meeting.

A Cultural Resources Figure, including historic structures and sites, is also included in this section. This map could be used as the baseline for a local historic resources survey.

Information on historic resources in unincorporated Fulton County was collected through the Historic Resources Survey of North Fulton and Sandy Springs. The purpose of the survey was to uniformly document buildings, sites, and structures of historical, architectural, and cultural significance in unincorporated Fulton County. The survey for each Planning Area consisted of a historic research, field surveys, and a survey report. The methodology developed by the Historic Preservation Division (HPD) of the Department of Natural Resources and described in the Georgia Historic Resources Survey Manual was followed in the survey to ensure consistency within the county and with surveys conducted throughout the state. The survey of North Fulton and Sandy Springs was conducted in 1996 by Elliott Kipling Wright of Historic Resource Assessments and by Fulton County E&CD. It was funded, in part, by a grant from the Historic Preservation Division.

A total of 900 sites were surveyed in unincorporated Fulton using the Georgia Historic Resources forms, with 249 of those located in North Fulton. Property types surveyed included single and multiple dwellings, churches, cemeteries, schools, commercial, civic, industrial, transportation, health care, agricultural and government related buildings. However, the majority of the structures were single family dwellings. The survey data reflects the location in North Fulton, Sandy Springs, Southwest and South Fulton.

The date of construction of the properties surveyed range from the early 1800s to the 1950s. Most of the structures were built after the 1880s, with the majority having been built between 1910 and 1949. Some of the resources are considered to be threatened due to their condition or due to change in the land use; and others may have been demolished since completion of the survey dependent upon changing conditions.

Inventory

The majority (88%) of historic resources in the survey are single-family dwellings. A wide variety of house types are present throughout North Fulton Planning area, in which the City of Johns Creek is located. House type refers to the overall form of the house and the general lay out of the interior rooms of the original part of the house. The most common house type represented is the Bungalow (34%). Other common house types include Georgian Cottages (6%), Gable Ell Cottages (10%), Central Hallways (13%), and Side Gable Cottages (13%). Bungalows and Side Gable Cottages were common house types built throughout Georgia between 1910s and 1940s. These other house types were built from the late 1800s to the early 1900s.

Many of these residences are associated with agricultural uses and their rural setting. Some of these were once part of a small farm while others were located at crossroads communities. Many of the houses have become endangered as land uses change. Those located on large parcels are endangered in the process of subdivision and developed for residential and commercial uses. Some of the older houses are endangered due to their poor condition.

Commercial Resources

Fourteen commercial buildings were surveyed in North Fulton. Of these, nine were general stores. Buice Country Store and the Broadwell Building still operate as stores. Crabapple Corners and M & L Motors were filling stations. The Rucker Warehouse, Rucker Cotton Gin and Webb General Feeds were associated with agricultural and cotton production. The other six are vacant. Some of these are located in Crossroads communities.

Industrial Resources

Very few industrial buildings were located in the City of Johns Creek.

Institutional Resources

1. Government Buildings - There are no government buildings in the City of Johns Creek
2. Schools- Many of the schools in unincorporated North Fulton County included in the survey were built with a bond issue for school construction passed at the time of the merger of Milton and Campbell Counties with Fulton County on January 1, 1932. Five schools were surveyed in North Fulton County.

Transportation Resources

Most of the transportation historic resources are bridges. The transportation resources surveyed in North Fulton were the stone pier from the 1830's Holcombe Bridge, the 1906 one lane steel truss Rodgers Bridge, the 1920's Birmingham Road Bridge and the 1920's Medlock Bridge. Medlock Bridge is the only site found with associated historic features. The site of the Medlock Bridge and Ferry Site is found at the Medlock-Moore House.

Rural Resources

Since Fulton County developed as an agricultural area, most of the historic resources in unincorporated Fulton County could be considered to be rural resources. This section focuses on Crossroads Communities.

Crossroads communities frequently located at the intersection of two or more roads are located throughout unincorporated Fulton County. Crossroads communities were the hub of activities and services in the farming communities. A variety of community institutions were located near the major intersection with residential development extending along the roads. Several crossroads communities are located in North Fulton. Four still maintain their historic character. These are: Shakerag, Crabapple, Birmingham and Arnold Mill. Of these, only Shakerag is located in the City of Johns Creek.

Another historic resource in Johns Creek is Autrey Mill; although it is not a crossroads community, it is a historic development located at the intersection of Autrey Mill Road and the Old Alabama Road. Other crossroads communities of Ocee, Warsaw, and Newtown in Johns Creek retain some of their historic buildings but have lost much of their historic fabric.

Historic, Archeological and Cultural Resources

The City of Johns Creek has not conducted an inventory of archeological and cultural resources within its boundaries; according to the 1996 survey there are 48 cemeteries in the North Fulton Planning Area. Cemeteries in North Fulton can be categorized as follows.

- Church Cemeteries with existing congregations: Where the church is still active, the cemetery is generally maintained. Many of these churches have a cemetery maintenance committee that raises funds and is responsible for the maintenance of the cemetery.
- Church Cemeteries where the churches no longer exist: In some cases, a church congregation has moved or disbanded. As a result, the church building no longer stands or is in a state of disrepair and the cemetery is abandoned. One example of a church cemetery in Johns Creek is the Warsaw Cemetery. This is a unique cemetery in that the church still exists and has been moved to Autrey Mill. The cemetery has an active preservation group.
- Community Cemeteries: These are cemeteries established by a community, not affiliated with a church.
- Public Cemeteries: These are cemeteries owned by a government. Some are used for indigent burials.
- Perpetual Care Cemeteries: These cemeteries are regulated by the state and ensure everlasting care of the cemetery.
- Family Cemeteries: These are located within what is or was a family's farm or property. Family cemeteries are often small and not maintained and are abandoned.

Several trends adversely affect the preservation of cemeteries. Over time, some have disappeared while others have deteriorated.

- Development and encroachment of development: As the City of Johns Creek has become more urbanized and agricultural production has declined, former farms, where family cemeteries were located, have changed land uses to residential, commercial, or industrial. Removal of vegetation and grading of land adjacent to burials can change the topography of the soil, the drainage, the

pattern of stormwater flow, and the stability of the soil. This could have an adverse effect on burials by increasing run-off and soil erosion. Water and soil erosion can shift marker placement, destabilize markers and unearth stones.

- Abandonment: Many family cemeteries have been neglected or abandoned as land use patterns have changed, descendants have moved away or died, the family property has been sold and younger generations have been unaware of the cemetery thus, leaving no one to care for it. In these cemeteries, vandalism and vegetation can go unchecked.
- Natural Environment: The natural environment, freeze/thaw cycles, acid rain and unchecked vegetation can negatively affect walls, stones, markers and paths. Invasive vegetation can attach itself to stones and trap water and soils that can harm it. Diseased limbs or trees can fall and shatter stones and walls. An overgrown and uncared for site can fall prey to vandalism.
- Vandalism: Cemeteries are an easy target for vandalism. Lack of security, infrequent visitation, overgrown grounds and a neglected appearance can make cemeteries attractive to vandals and thieves. Removal of stones and fences by theft leaves graves unmarked and destroy the integrity of the cemetery.

The Abandoned Cemeteries and Burial Grounds legislation in Georgia protects cemeteries from development.

As presented here, the content from the Interim Comprehensive Plan provides an overview of the potential historic resources in Johns Creek. These are significant on a local level, and there may be many more specific names and locations that can be added should the City decide to conduct or administer a new historic resources survey. The new survey should start by confirming which of the sites from the 1996 survey are both within the city limits and still extant.

A historic resource commission or historic preservation commission would be recommended if the city finds concentrations of structures that could represent historic districts, or individual structures that are eligible and have potential to be listed on the historic register. A historic preservation commission or review board would also be recommended if the City implements local historic preservation guidelines at any time in the future.

FIGURE: CULTURAL RESOURCES

5. COMMUNITY FACILITIES AND SERVICES

General Government

Johns Creek is governed by a Mayor and City Council. The City Council is comprised of the mayor and six members who are elected to posts 1 through 6. Each person desiring to offer as a candidate for councilmember shall designate the council post for which he or she is offering. The mayor and councilmember's serve for terms of four years and until their respective successors are elected and qualified. The City Council enacts ordinances and resolutions, adopts an annual budget, establishes the tax levy, and otherwise takes such actions as necessary for the security, welfare, and interest of the City.

The City Manager is tasked to independently organize and manage the daily operations of Johns Creek's city government in accordance with local ordinances, laws and policies prescribed by the elected officials. The Manager's responsibilities and authorities include orchestrating the full spectrum of activities of the City and making key decisions to keep day-to-day operations running smoothly.

Municipal Court

The Johns Creek Municipal Court was established June 19, 2007 to handle city code/environmental and traffic violations within the City. Court is located at 11445 Johns Creek Parkway, 30097.



Public Safety

Police Department

The Fulton County Police department currently provides all police manpower for the City of Johns Creek. However, the City has recently hired its first full time Police Chief who has begun the process of hiring the programmed 56 sworn officers and 13 civilian staffers. The Johns Creek Police Department plans to take over operations in April 2008.

The Community Facilities Map shows public safety services in Johns Creek, which includes the location of police stations, City or County jail, Sheriff's Office and the State Prison.

Fire Department

The Fulton County Fire Department has 3 stations located in the City of Johns Creek. The Fire Department provides fire and rescue service to the City until the time when the City has established the Johns Creek Fire Department, which should be within 2 years of the incorporation.

Government Facilities, Parks, and Recreation are shown in the figure on the following page.

FIGURE: GOVERNMENT FACILITIES, PARKS AND RECREATION

Hospitals and Public Health Facilities

In Johns Creek



Emory Johns Creek Hospital is located at 6325 West Johns Crossing, just south of the intersection of Medlock Bridge Road and McGinnis Ferry Road.
Phone: **678-474-7000**

Emory Johns Creek Hospital is 110-bed, all private room hospital featuring some of the most advanced medical technologies available. Serving the city of Johns Creek and the surrounding communities, Emory Johns Creek Hospital offers a full range of services, including Emergency Services staffed with board certified, emergency physicians, surgery, cardiology, oncology, advanced imaging capabilities and intensive care.

In close proximity to Johns Creek

Northside Hospital-Forsyth is located at 1200 Northside Forsyth Drive in Cumming, just south of the Buford Highway exit from GA 400/Highway 19.
Phone: **770-844-3200**



North Fulton Regional Hospital is the only Level II Trauma Center in North Fulton. It is located just off Highway 9/Alpharetta Highway at 3000 Hospital Boulevard in Roswell.
Phone: **770-751-2500**



Gwinnett Medical Center-Duluth is located at 3620 Howell Ferry Road in Duluth, just off Pleasant Hill Road, east of GA 141.
Phone: **678-312-6800**



Educational Facilities

Fulton County Public Schools

All public schools in Johns Creek are part of the Fulton County School System, one of the oldest and largest school districts in Georgia. Founded in 1871, the System is serving more than 86,600 students during the 2006-2007 school year.

The System's governing body is the Fulton County Board of Education, which legislates the System's policies that are then executed by the School Superintendent and staff. Board members are elected by district and serve four year terms.

High Schools



Chattahoochee High School

5230 Taylor Road

Johns Creek, GA 30022

Phone: **770-521-7600**

School site:

www.fultonschools.org/school/chattahoochee



Northview High School

10625 Parsons Road

Johns Creek, GA 30097

Phone: **770-497-3828**

School site: www.fultonschools.org/school/northview



A new high school, North Fulton High School, is currently under construction on State Bridge Road and is planned to open in 2009.

Middle Schools



Autrey Mill Middle School

4110 Old Alabama Road

Johns Creek, GA 30022

Phone: **770-521-7622**

School site: www.fultonschools.org/school/autreymill/



River Trail Middle School

10795 Rogers Circle

Johns Creek, GA 30097

Phone: **770-497-3860**

School site: www.fultonschools.org/school/rivertrail



Taylor Road Middle School

5150 Taylor Road

Johns Creek, GA 30022

Phone: **770-740-7090**

School site: www.fultonschools.org/school/taylorroad



Elementary Schools



Abbotts Hill Elementary School

5575 Abbotts Bridge Road

Johns Creek, GA 30097

Phone: **770-667-2860**

School site: www.fultonschools.org/school/abbottshill/



Barnwell Elementary School

9425 Barnwell Road

Johns Creek, GA 30022

Phone: **770-552-4960**

School site: www.fultonschools.org/school/barnwell



Dolvin Elementary School

10495 Jones Bridge Road

Johns Creek, GA 30022

Phone: **770-740-7020**

School site: www.fultonschools.org/school/dolvin



Findley Oaks Elementary School

5880 Findley Chase Drive

Johns Creek, GA 30097

Phone: **770-497-3800**

School site: www.fultonschools.org/school/findleyoaks



Medlock Bridge Elementary School

10215 Medlock Bridge Parkway

Johns Creek, GA 30022

Phone: **770-623-2980**

School site:

<http://www.fultonschools.org/school/medlockbridge>



Ocee Elementary School

4375 Kimball Bridge Road

Johns Creek, GA 30022

Phone: **770-667-2960**

School site: www2.fultonschools.org/school/ocee/



Shakerag Elementary School

10885 Rogers Circle

Johns Creek, GA 30097

Phone: **770-497-3880**

School site: www.shakeragelementary.com/





State Bridge Crossing Elementary School

5530 State Bridge Road

Johns Creek, GA 30022

Phone: **770-497-3850**

School site:

www.fultonschools.org/school/statebridgecrossing



Wilson Creek Elementary School

6115 Wilson Road

Johns Creek, GA 30097

Phone: **770-497-3811**

School site: www.fultonschools.org/school/wilsoncreek



Higher Education Facilities and Campuses

ITT Technical Institute

10700 Abbotts Bridge Rd Suite 190

Johns Creek, GA 30097

678-957-8510

<http://www2.itt-tech.edu/campus/school.cfm>

ITT Educational Services, Inc. is a leading private college system focused on technology-oriented programs of study. ITT Technical Institute specializes in hands-on education programs that prepare students for successful careers in the fields of Technology, Business, Electronics, Design, and Criminal Justice. Courses are designed to provide students with the marketable skills they'll need to be successful in today's technology-driven workplace.

Libraries and Cultural Facilities

Fulton County Public Library System Facilities in the City of Johns Creek

1. Dr. Robert E. Fulton Regional at Ocee
5090 Abbotts Bridge Rd., Johns Creek GA 30005-4601
770-360-8897
<http://www.oceefriends.org/>
2. Northeast/Spruill Oaks Regional
9560 Spruill Road, Johns Creek GA 30022
770-360-8820
http://www.friendsofspruilloaks.org/outside_home.asp

Both libraries have Community Meeting Rooms that are available for community meetings. Both of the Johns Creek libraries are also supported by Friends of the Library organizations. These groups are made up of people who support a strong public library system for the benefit of the community.

- The Friends volunteer in libraries helping with many important tasks and projects.
- They focus public attention on library services and advocate for libraries to get the support they need.
- They sponsor programs and cultural activities to involve the community in the library.

- They enhance the library by donating important items or by funding programs that are not in the library's budget.
- Some Friends organizations hold book sales to raise money for the library.

Cultural Facilities

Cultural facilities within Johns Creek are varied, and close proximity to Atlanta offers even more opportunities to attend museums, concerts and local art exhibits. The following local cultural facilities and organizations are located in Johns Creek.



[Autrey Mill Nature Preserve and Heritage Center](#) is located at 9770 Autrey Mill Road across from Country Club of the South. It has 46 acres of ravine forest, with more than a mile of walking trails which wind past a scenic creek with rocky shoals, picturesque cliffs, mature trees, wildflowers, native plants and animal life.

The Heritage Center consists of old farmstead buildings and related exhibit pieces from around North Fulton from the late 1800's. Autrey Mill runs a popular camps program year-round.

Phone: **678-366-3511**



[Ocee Arts Center](#) is located at 6290 Abbots Bridge Road, Building 700. The 10-year-old Center offers a wide variety of classes, workshops, and camps in visual and performing arts for children and adults year-round. Sixty-four professional instructors teach drawing, painting, ceramics and other art mediums to about 2000 participants each year.

The Center operates under a public/private partnership between the Warsaw-Ocee organization and the Fulton County Arts Council. Phone: **770-623-8448**

Additionally, Johns Creek Children's Museum, Inc. has an opening date targeted for late 2008 - 2009. The mission for this emerging not-for profit museum is to provide a safe, fun, and educational experience for kids.

There are also periodic events such as festivals and celebratory occasions that include cultural components and provide an opportunity for the community to build a sense of place through such events. One specific example is Johns Creek Founder's Day, which provides an opportunity for all residents to celebrate the history of their new city.

Water Supply and Treatment

Distribution and Treatment Systems

The Atlanta Fulton County Water Resources Commission water treatment plant (AFCWRC), located on Old Alabama Road in unincorporated North Fulton County, is jointly owned by the City of Atlanta and Fulton County. The plant was built in 1991 with an original capacity of 45 mgd. Through the operation of this plant, Fulton County supplies water to residents in North Fulton and the majority of residents in Sandy Springs. In February of 1998, the plant was expanded to its current permitted capacity of 90 (mgd). AFCWRC WTP will expand to 135 mgd by late 2008. According to the Johns Creek Interim Comprehensive Plan, the water treatment facility provides a level of service that meets the City's current needs.

The Fulton County Water Service Division supplies potable water to customers in Fulton County north of the Chattahoochee River including Roswell, Alpharetta, unincorporated North Fulton, and parts of Duluth. The County relies on Lake Lanier to supply its fresh water for residential and commercial customers. The County's Department of Public Works manages drinking water, stormwater, and wastewater. The Public Works website provides extensive information about water and some wastewater services, some of which is included herein.

The Fulton County Water Services Division is comprised of the following three sections:

1. Technical Services
2. Systems Maintenance
3. Water Protection

Technical Services

Technical Services, includes Capital Improvement Projects, Design and Construction Engineering for Water & Wastewater and Project Management. The Engineers of this section are responsible for all aspects of public water and wastewater infrastructure improvements and maintenance both in the field and in the office. In addition, the Technical Services Section is responsible for records maintenance for all water and wastewater infrastructures in Fulton County.

Systems Maintenance

The mission of the System Maintenance Group is to protect the health, safety, and welfare of County citizens by providing high quality services related to the delivery of water, the collection of wastewater, and the conveyance of storm water. This mission is accomplished by maintaining a high level of system reliability, ensuring regulatory compliance and advocating fiscal responsibility.

Water Protection

The most important role of the Water Protection Section is to provide the highest quality of services that protect the health, welfare and environmental safety of all citizens of Fulton County.

Areas of responsibility include: Environmental Compliance, Storm Water Activity Program, Contract Administration, Industrial Monitoring, Commercial Pretreatment and Water and Wastewater Laboratory Analyses. With this in mind, the County has addressed odor control at the plants and

pump stations, beneficial urban reuse impacts, plant and pump station capacity issues, and effluent quality assurance.

Additionally, there is an education and outreach component that the County conducts. The mission of the Water Quality Program is to ensure superior water resources for Fulton County through effective water quality monitoring, integrated educational seminars, and enhanced public understanding of water quality and other environmental issues through active citizen participation. The Water Quality Team is committed to educating and informing the citizens about preserving water resources and providing public service. Such programs are of extreme importance in large metropolitan regions, and now more important than ever given that the drought has reached exceptional status in 2007. Continued outreach and education is planned to be a permanent component of the County's services so that all residents, businesses and consumers are armed to make the best possible decisions related to the use of water resources. The City of Johns Creek should take advantage of the offerings of these county programs.

Water Treatment Facilities

Since Fulton County maintains the water treatment facilities serving the City of Johns Creek, the County also regulates the capacity for such treatment. The degree of capacity in water and wastewater infrastructure is largely monitored by the permitted capacity (legal limit) levels of the plants. The Fulton County Board of Commissioners may enforce moratoria when the rate of development threatens to exceed the permitted level of capacity.

Table 5.1 Water Treatment Capacity

Service Area	Current Supply Capacity (mgd)	Water Demand Range: permit level at mgd	Net Supply Capacity Needs in 2020
North Fulton	45 (a)	87 to 72	-42 to -27
a: Fulton County and Atlanta share at 45mgd Source: Fulton County Public Works			

Areas of rapid growth in Fulton County are tracked by monitoring water demand, sewer flows, the increase in number of new accounts added to the system, zonings, increases in population and households as well as population and household forecasts. Fulton County identified the Georgia 400 corridor through the City as a high growth area. The Fulton County plan forecasts a surplus in the capacity of water treatment in the amount of 8 to 14 mgd in the year 2020.

FIGURE: WATER MAINS

Wastewater System

The North Fulton Wastewater System consists of four wastewater facilities (Big Creek, Johns Creek, Cauley Creek, and Little River) and their associated collection and conveyance systems. The Big Creek, Johns Creek and Cauley Creek service areas are interconnected and jointly make up the largest wastewater collection and treatment system in unincorporated Fulton County. The Fulton County wastewater system currently serves a land area of more than 280 square miles. Six wastewater treatment facilities are currently permitted to treat a combined total average flow of approximately 45 million gallons per day. The extensive collection system consists of more than 1,600 miles of gravity sewer pipelines and 42 wastewater pump stations with associated force main pipelines. The County also treats wastewater flows from neighboring Forsyth, Cherokee, Cobb, and DeKalb Counties.

Big Creek and Johns Creek: The Big Creek Plant was originally constructed in 1969 with a design capacity of 0.75 mgd. The plant has been expanded numerous times and has a current capacity of 24 mgd. The Johns Creek WPCP was originally constructed in 1980 with an average design capacity of 5 mgd. The plant was expanded in 1992 to a permitted discharge capacity of 7 mgd. These two plants are combined now and serve the majority of sewered North Fulton.

Cauley Creek: Cauley Creek is served by existing pump stations in the Johns Creek system. After the expansion of the plant, reclaimed water distribution system will provide onsite spray and drip irrigation fields to local golf courses, churches, parks, and sports fields at various public schools.

Little River: The Little River collection system consists solely of gravity sewers from residential neighborhoods and commercial areas. All flows from neighboring Cherokee County are pumped to the plant from the River Oaks pump station. This pump station is operated and maintained by Cherokee County. Long term plans are to decommission the Little River plant.

Table 5.2

Water Pollution Control Plant	Responsible Entity	Capacity	Service Area	Primary Land Uses
Big Creek Water Reclamation Facility	Fulton County Public Works	24 mgd	North Fulton County, portions of Cobb, DeKalb, and Forsyth Counties	Residential, commercial
Johns Creek Water Pollution Control Plant	Fulton County Public Works	7 mgd	Large portions of Sandy Springs, Roswell	Residential, commercial
Cauley Creek Water Reclamation	Fulton County Public Works	2.5 mgd (5 mgd w/increase)	Johns Creek and Shakerag in Northeast Fulton County	Residential
Little River Water Pollution Control Plant	Fulton County Public Works	0.85 mgd	Mountain Park and nearby communities in Northwest Fulton, parts of Cherokee Co.	Residential, commercial
Camp Creek Water Pollution Control Plant	Fulton County Public Works	13 mgd (24 mgd w/increase)	South Fulton County	Residential, industrial
Little Bear Creek Water Pollution Control Plant	Fulton County Public Works	0.1 mgd	Crossroads subdivision in South Fulton County	Residential

Source: *Interim Johns Creek Comprehensive Plan (Fulton County Department of Public Works)*

Availability of sewer affects the density of development. Areas without sewer service must rely on septic system. Fulton County Health Department regulations require one acre of usable land for residential use.